

Construction Method Statement.

Expansion of ERAPA Community Centre for use by Riverside Day Nursery.

Address: East Reading Adventure Playground Association (ERAPA).
Palmer Park,
London Road,
Reading,
West Berkshire,
RG31 3PA

Ref: Planning condition 5

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Project Description.

Riverside Day Nursery is relocating from Newtown Primary School to the existing ERAPA (East Reading Adventure Playground Association) building located within Palmer Park. This is required in order to increase the capacity of the Newtown Primary School where the Riverside Day Nursery is presently located.

The re-development works required to the Existing ERAPA building in Palmer Park consist of:

- Soft strip of existing internal finishes to building.
- Removal and relocation of play equipment within the new boundary area of Nursery.
- New incoming mains services from Haywood Court.
- Placement of new Modular building adjacent to existing building to increase space for Nursery use.
- New external link canopy between existing building and modular building.
- New internal finishes to both existing and modular building.
- New hard and soft landscaping within site development area suitable for Nursery use.
- Revised foul drainage for Modular unit and storm water soak away for increased roof area.
- New entrance footpath from building entrance to Haywood Court for pedestrian access.
- Installation of security fence to nursery external play areas.

Construction Method and Sequence.

It is anticipated works will take place between 21st March 2016 and 13th June 2016 (12 week period).

Following occupation of the site by Midas Construction the following works will be undertaken.

- Install of temporary welfare facilities and secure storage facilities within car park area of Palmer Park stadium.
- Erection of security fencing within Palmer Park car park to create a secure area.
- Erection of security fence to the perimeter of the new footprint area of the Riverside Day Nursery within Palmer Park.
- Erection of small section of security fence to road belmouth area in Haywood court where new services are to be brought in.
- Installation of matting and tree protection as per Arboricultural method statement and agreement with Reading Parks team.
- Disconnection of existing mains services
- Soft strip of existing internal finishes to building, and removal of material from site.
- Revised internal M&E service provisions.
- Alterations to existing doors and windows.
- Construction of internal walls and ceilings.

- Connection of new mains by statutory service providers.
- Foundations and revised drainage services for modular building.
- Installation of new Modular building.
- Installation of new link canopy.
- Internal fit out and decorations to existing building and modular unit.
- External hard and soft landscaping.
- Commissioning of new services.
- Completion of construction works.
- Removal of builder's temporary welfare, security fencing, storage facilities and compound.

Parking of vehicles and site operatives.

All site vehicles belonging to site operatives and visitors will be parked in a temporary car park adjacent Palmer Park Stadium car park area.

There are 2no. spaces allocated for the existing ERAPA building staff within the Pakistan Community Centre located on Haywood Court road.

The intention is to utilize these spaces for specific activities only during the construction period in order to minimize the congestion/site traffic in this area due to the size of the road and possible impact on the residents by the construction process. Example spaces within the Community Center may be utilized by utility providers during excavation and installation of new service provision coming from Haywood Court.

Loading and unloading of plant and materials.

All deliveries will be arranged and organized by/with Midas Site Manager.

All delivery drivers will report to the Site Manager prior to unloading/loading.

Plant and Materials will be unloaded and distributed in 2no. locations.

Location 1, Palmer Park Stadium car park builder compound.

The intention is for the light and handable materials to be offloaded in this area, either by hand, forklift or hiab lorry. This is to minimize deliveries and traffic in Haywood Court Road. Materials will be offloaded into a secure area in adjacent to Palmer Park Stadium car park. These will then be transported along the existing 2.5m wide asphalt service footpath /road running directly from the stadium through the existing ERAPA building.

Note a short section of temporary access way will be required from the existing footpath / road in the Park area into the construction area. This will be removed and made good upon completion of the works.

Materials will be transported via a wheeled trolley or small forklift (with banksman).

For delivery of Modular Unit a vehicular track way will be laid from Palmer Park Stadium car park through to the construction site area for hiab lorry to gain safe access to where unit is

to be located. This is a short duration activity and temporary track way will be in place for no more than 1 week.

Location 2, Haywood Court Road (bellmouth area).

The intention is for a small secure area to be established on the road bellmouth entrance to where new entrance access footpath for the project will be located.

This area will be utilized to locate skip for heavy demolition waste to be loaded along with bulk materials required for groundwork activities.

Skips will be loaded by hand, and bulk groundwork materials will be loaded/distributed by small excavator and mini dumper (with banksman).

Storage of plant and materials.

All materials and plant will be stored within the site boundary area of the development or within the secure compound areas located adjacent to Palmer Park stadium Car Park or Haywood Court Road bellmouth.

Site Boundary area.

Will be used to store materials required for use within the building or hard landscaping at that present time.

Palmer Park stadium builder compound.

Will be used to receive and store required materials ready for distribution.

Secure container will be located in this area to provide storage for M&E equipment, fixtures and fittings, and tools.

All plant will be located in this area at the end of every shift.

Bellmouth Haywood Court.

Will be used to locate waste skip, and heavy bulk earth work materials required at that present time.

The erection and maintenance of security hoarding.

The perimeter of the development site will be secured with a 2.1m heras type anti-climb mesh security fence.

At the site compound located adjacent to the Palmer Park Stadium car park, and Haywood Court Road site notice boards will be located with contact details for the site team.

To the perimeter of the construction area to the existing ERAPA building a display board will be established showing plans and information of the re-development, progress pictures and Midas office contact details.

All security fencing will be inspected daily and secured at the end of each shift to prevent unauthorized access.

Wheel washing facilities

Due to the nature and limited extent of the works wheel washing requirements will be limited.

The groundwork's are restricted to some minor drainage works, foundations for 1no. modular unit, and external hard pavings.

Materials deliveries will be made to either the Palmer Park Stadium car park builder's compound or secure bellmouth area to Haywood Court, both of which are hard paved areas.

Materials distribution will be predominantly along existing hard paved surface, limiting mud to be deposited on roads or footpaths.

It is anticipated there will be approx. 3 loads of muck away to be removed from the project.

Prior to any delivery or collection vehicles leaving the project they will be inspected by Midas Banksman, if wheels are dirty and likely to deposit mud on the highway then wheels will be cleaned with a jet washed prior to leaving.

Measures to control the deposit of dirt / mud on surrounding roads.

Prior to any delivery or collection vehicles leaving the project they will be inspected by Midas Banksman, if wheels are dirty and likely to deposit mud on the highway then wheels will be cleaned with a jet washed prior to leaving.

Access and egress points are to be swept daily to prevent build up of material from vehicles that could lead to dirt/mud being deposited on surrounding roads.

Footpath Closures

There will be no footpath closures required during the duration of the works.

Traffic Management during construction.

Deliveries will be limited to the site working hours of 08:00hrs to 18:00hrs Monday to Friday and 09:00hrs to 13:00hrs Saturday's.

All cars and vans for site staff and visitors will park in temporary car park located adjacent to the Palmer Park Stadium car park.

All deliveries will be organized and coordinated by the Midas Site Manager. Upon arrival at either the Midas compound located within the Palmer Park stadium car park or Haywood Court Road bellmouth area. Delivery drivers are to contact the Midas site manager prior to arrival; all deliveries are to be met by the Midas Bankman who will then arrange for delivery to be directed safely to the correct location for offloading/loading.

Materials will be offloaded in the designated areas prior to distribution.

All large delivery vehicles will require banking and supervising due to the restricted access.

Access to and from the Midas compound located adjacent to the Palmer Park stadium car park will be via a 2.5m wide asphalt service footpath /road running directly from the stadium through the construction areas (existing ERAPA building). This existing pathway will be utilized for pedestrian access to the construction area and material distribution. Some materials will require distribution via a small forklift down to the works area to limit manual handling, in these instances a banksman will be assigned with the distributing forklift. If any pedestrian or worker is passing or in close proximity then forklift is to stop and wait until persons are a safe distance away in order for movement to recommence. Note from our observations the existing 2.5m wide pathway is in limited use during normal working hours.

Times, routes and means of access into and from the site for construction traffic.

There are presently no delivery time restrictions in place for this project location, deliveries will be carried out between 08:00hrs and 18:00hrs.

Routes to access the site will be via 2no. Entrances:

Location 1, Palmer Park Stadium car park builder's compound (majority of site traffic), access to this area for staff, visitors and deliveries will be via the A329 Wokingham Road.

Location 2, Haywood Court Road secure area (limited deliveries), access to this area for deliveries will be via St Bartholomew's Road, accessed from the A4 London Road.