

**Redevelopment of 97a - 117
Caversham Road, Reading**

**Prepared for
Bellway Homes**

by

**Stuart Michael
Associates Limited**

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Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

T: 01635 867711
F: 01635 861715
E: mail@stuartmichael.co.uk
W: www.stuartmichael.co.uk

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Registered Office: Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF.

Telephone: 01635 867711 Facsimile: 01635 861715.

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1.0 INTRODUCTION

- 1.1 Stuart Michael Associates Limited (SMA) has been appointed by Bellway Homes (the applicant) to develop a Construction Method Statement (CMS) for the redevelopment of 97a - 117 Caversham Road, Reading. The redevelopment will provide a total of 60 dwellings, consisting of a mixture of 1, 2 and 3 bedroom private and affordable apartments and 4 bedroom houses.
- 1.2 The site is currently occupied by an MOT garage, offices and former retail unit and is located to the west of the A4155 Caversham Road / A329 Vastern Road / A329 Caversham Road Roundabout. The site forms part of the local plan local plan allocation site CR11f: West of Caversham Road.
- 1.3 Construction of the dwellings will commence once the MOT garage, offices and retail unit have been removed.
- 1.4 This CMS provides details of the sequencing associated with the construction of the site. It also outlines measures that will be taken to minimise the impact of the construction of the development on all motorised and or non-motorised highway users on the surrounding area.
- 1.5 The CMS has been prepared to demonstrate that the Developer and/or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and, in particular Part 3, Regulation 8 General duties.
- 1.6 This statement has been developed by SMA and will be adopted by the Main Works Contractor. Any revisions to this report shall be agreed with the Council and recorded. This will be a live document, which shall be continuously reviewed to take into account additional environmental information relevant to the detailed design and construction phase.
- 1.7 All personnel and sub-contractors working on the project shall perform their duties in accordance with the requirements of this method statement.

2.0 CONSTRUCTION METHOD STATEMENT

Programme of Construction Works

- 2.1 It is anticipated that the duration of construction for the site could be approximately 2 years. Site completion date is circa July 2025.
- 2.2 The existing buildings on site will be demolished before the construction of the site starts. Demolition is due to start July 2023.
- 2.3 Groundworks are currently planned to start September 2023
- 2.4 No Site Manager has been allocated at this time, but they will have been appointed prior to the works commencing on site. **Appendix 1** displays the masterplan for the site.
- 2.5 The programme of works for the development is as follows:
- Enabling Works (welfare set up, compound, limited demolition and security measures etc.);
 - Demolition Works,
 - Drainage Works;
 - Building Foundations;
 - Superstructures to Buildings;
 - Building Finishes and Fit-out; *and*
 - Landscaping and Planting.
- 2.6 The hours of operation for construction and demolition works shall be restricted to 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on a Saturday. No work is permitted to take place on Sundays or Public Holidays without the prior written authority of the Local Planning Authority.

Roles and Responsibilities

Construction Director

2.7 The Project Manager shall be responsible for:

- Ensuring the required consents are in place before work starts;
- Ensuring oil, including diesel is stored in properly bunded tanks/drip trays;
- Reporting incidents and non-conformances;
- Liaising with statutory authorities and the Main Works Contractor as required and ensuring records of communication (including verbal communication) are kept. Statutory authorities should always be accompanied on site visits;
- Approving the Construction Method Statement and ensuring employees and subcontractors implement the controls;
- Ensuring employees and subcontractors receive Induction Training (including project environmental issues) and Tool Box Talks, as appropriate;
- Ensuring personnel needed for audits are available when required;
- Verifying actions resulting from Corrective Action Requests and Observations raised during audits are completed by the deadlines; and
- Ensuring environmental training is provided where appropriate.

Access Strategy

2.8 The site is situated near to existing built residential areas. Therefore, extra care is needed to ensure construction traffic uses main roads and avoids minor roads and sensitive populated areas.

2.9 In order to access the site, a construction traffic access strategy has been considered. As such, the access route for all construction traffic will be as follows:

- All construction traffic will approach the site from the south via the A329 and A33

- All vehicles entering the site will turn left into the site from the A4155 Caversham Road
- On departing the site, all construction traffic will follow the route back to the A329/A33.

Footpath Closures and Access Arrangements

- 2.10 There are no existing footpaths crossing the site. In it proposed to retain the existing access to the site from the A4155 Caverham Road. Any works within A4155 Caversham Road for services and formalising access will be planned and agreed with the council along with appropriate signage provision.
- 2.11 If works close to, or within the footway are required, an application for a road space license will be submitted to the Highway Authority.

Site Manager Contact Details

- 2.12 The Site Manager is to be confirmed. The Site Manager will be responsible for the following:
- Reporting major incidents to the Contractor's Project Manager, the project team immediately, and to statutory authorities where required;
 - The operation of the site and ensuring that the site is regularly monitored and managed throughout the construction period to ensure that this provides safe, unhindered and convenient access at all times;
 - Logging and monitoring incidents and non-conformances;
 - Carry out pre-start and end of day site inspections;
 - Disseminating information, including changes to legislation, and relay to relevant contractor's employees;
 - Identifying employees who require environmental training and maintain training records in line with the contract for the works;
 - Providing advice and dealing with queries and correspondence on environmental issues;
 - That all parking, deliveries, loading/unloading and servicing only takes place within the site and not upon the public highway. No materials will be lifted over site hoardings;

- That all construction vehicles/plant, will leave the site and enter the public highway in clean condition; and
- That all vehicles enter and exit the site in forward gear only;

All Staff

2.13 All staff have a responsibility for the environment, and ensuring working practices which are not harmful to the environment. These responsibilities include but are not limited to:

- In the case of an incident, stopping work, implementing control procedures and reporting it to the Site Manager;
- Contacting the Waste Representative when waste needs collecting;
- Passing any queries or correspondence on environmental issues to the site manager; and Working in accordance with Environmental Procedures, the Project Environmental Plan and Method Statements.

Provision Site Operative, Contractor and Visitor Parking

2.14 5/10 parking spaces will be provided within the site compound during all phases of the development. The nearby roads are subject to parking restrictions and permit parking. The site compound will contain welfare facilities, plus a storage area for materials. Electricity, water and telephone connections will be provided within the site compound. As the build out progresses it will be necessary to relocate storage and welfare, and administrative facilities. **Appendix 2** provides the site layout, including the location of storage and welfare, and administrative facilities for each phase of the development.

Loading and unloading of plant and materials

On-site Parking and Manoeuvring of Construction Vehicles within the Site.

2.15 The proposed site layout has adequate turning heads to enable vehicles to safely manoeuvre in and out of the site and loading areas in forward gear. This will be possible throughout all phases of construction.

Storage of plant and materials

2.16 Storage of plant and materials will be located within the temporary compound area provided as part of the wider residential development being built out by Bellway. This secure hardstanding will include an area for utilities and containers. As the build out progresses the storage area will relocate to the

hardstanding/ car parking area within Phase 1, with offices and welfare facilities relocated to the car parking area within Phase 3 (used during Phase 1 and Phase 2 or storage/containers. The location of the site compound and phasing is provided in **Appendix 2**.

Programme of works / phasing / lorry routing and potential numbers (including measures for traffic management and operating hours)

- 2.17 A schedule of planned vehicle deliveries is provided in **Table 2.1**. This table sets out the Developers typical projected deliveries of construction materials and the frequency these are anticipated.

Table 2.1: Schedule of Planned Principal Deliveries

Materials	Use on Project	Expected Delivery and Frequency
Contractors Materials	Throughout	Monday-Friday hourly
Aggregates	Throughout	Monday-Friday daily
Ready Mixed Concrete	Throughout but Mainly start of site	Monday-Friday daily
Fuel Deliveries	Through out	Twice weekly
General building Deliveries	Through out	Daily
Large Plant and Equipment	Mainly start of site and end of site works	Daily
Waste Vehicles	Through out	Daily

- 2.18 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.

Provisions for the Storage, Collection and Disposal of rubbish from the development during the construction period

- 2.19 An area for storage, collection and disposal of rubbish from the development will be defined in the Traffic Management Plan.

Recycling

- 2.20 A scheme for recycling the waste that results from the construction works will be implemented. Where possible materials will be re-used across site and the remainder will be separated and recycled.

Signage

- 2.21 The contractor will implement a clear and concise signage strategy throughout the site to identify construction vehicle routes, and assist with internal traffic control. Signage will also identify the site office and parking areas for all

personnel, site visitors and service vehicles. All signage on and off site will be inspected by the Health and Safety Officer, periodically.

- 2.22 No construction traffic shall exceed a speed of 10mph within the site and advisory speed restriction signs shall be erected.

Provision of boundary hoarding

- 2.23 The site will be secured with temporary boundary hoarding. The construction and maintenance of fencing and hoardings was carried out to an acceptable condition to prevent unwanted access to the construction site, to provide screening, and site security where required. This included the need to provide viewing points at relevant locations and, if appropriate, the use of different types of fencing. Other measures included:

- Painting the side of hoardings facing away from the site, and to keep them free of graffiti or posters;
- Providing site information boards with out of hours contact details, 24-hour telephone number (for comments/complaints), community information and information on the works programme, at key locations *and*;
- Displaying notices on site boundaries to warn of hazards on site such as deep excavations, construction access, etc.

- 2.24 Clear sight lines will be maintained around hoardings and fencing with no hidden corners in order to avoid, where reasonably practicable, opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Footways of adequate width to facilitate pedestrian flows will be provided with signs provided to facilitate safe access. Adequate lighting will be installed, as necessary, near hoardings.

- 2.25 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows. No development and other activities including site clearance shall commence until protective fencing has been implemented in accordance with the approved protection plan. The protective fencing shall remain intact for the duration of the development.

- 2.26 The design, location and maintenance of the security hoarding will provide a secure site boundary between the site and the public highway. The proposed location of the security hoarding is provided in Appendix 2.

Deliveries

- 2.27 Care will be taken during deliveries, particularly when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available should any incident occur. All employees are to be briefed on the actions that are required in the event of a spillage.

Storage

- 2.28 Materials used in construction operations, such as oil, chemicals, cement, cleaning materials and paint have the potential to cause serious pollution. All fuel, oil and chemical storage must be sited on an impervious base and secured. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

Security

- 2.29 All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Bowsers should be stored within site security compounds when not in use.

Silt

- 2.30 Water containing silt is never to be pumped directly into watercourses or surface water drains. Silty water can arise from excavations, exposed ground, stockpiles, plant and wheel washing.

Plant and Wheel Washing and Dealing with Silty Water

- 2.31 Vehicles will be checked to ensure they are clean prior to leaving the site.
- 2.32 At the wheel wash facility there will be a silt trap to collect dirty water run-off. This will stop debris and silty water getting into the surface water system and surrounding roads etc.
- 2.33 Only clean water will be allowed to drain and this will be at a natural rate. Adequate provision for dealing with silty water is to be agreed in advance. Any

planned discharges off the site will require prior approval with the appropriate authorities.

Refuelling

- 2.34 Care will be taken during the refuelling of plant to avoid potential spillage. Mobile plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains or watercourses. A spill kit is to be available in this location. Hoses and valves are to be checked regularly for signs of wear and turned off and securely locked when not in use. Diesel pumps and similar equipment are to be placed on drip trays to collect minor spillages. These should be checked regularly and any accumulated oil removed for disposal.

Concrete

- 2.35 Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground.
- 2.36 In the event of a spillage on site, the material must be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages are to be reported to the Site Manager.

Measures to Control Dust, Noise and Vibration during the Construction Period

- 2.37 A key issue to consider is the creation of dust during construction particularly during summer months. To restrict dust, several measures will be implemented. Demolition will be undertaken in a manner that secures the health and safety of any person affected by the project.
- 2.38 The contractor will be expected to be aware of high winds which may cause dust to be carried into the neighbouring area.
- 2.39 In dry weather, dampening down and dust suppression will be carried out to reduce the impact to neighbouring properties. Equally during winter conditions gritting will be carried out by the contractors.
- 2.40 Waste materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained.

- 2.41 HSE guidelines are to be followed regarding noise generating plant, machinery and tools.
- 2.42 There will be no burning of waste resulting from the development on site.
- 2.43 The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 08:00hrs to 13:00hrs on Saturdays, and at no time on Sundays and Bank or Statutory Holidays, without prior approval from the Local Planning Authority.
- 2.44 The construction site will be operational between 08:00 and 18:00 from Monday to Friday and 08:00 to 13:00 on Saturdays. Any potential noise and vibration during this period would be kept to a minimum as far as possible.
- 2.45 The potential environmental impacts associated with constructing vehicle movements are to be addressed through the strategy by way of:
- Minimising traffic movements where practicable;
 - Minimising fuel consumption through the use of local materials and sub-contractors; and
 - Implementing noise and dust reduction strategies throughout the construction process.

Noise Management

- 2.45.1 All workers on site will be made aware of the need to keep noise and disruption to a minimum from plant, radios and vehicles. Site managers will ensure this is conveyed as part of the initial site induction and is maintained with good site management.
- 2.45.2 To avoid nuisance to surrounding residents and businesses noise mitigation measures will be adhered to at all times. These are summarised below.
- All subcontractors will be responsible for monitoring and implementing prevention methods.
 - During the construction phase of works steps will be taken to minimise noise and dust, this will be in accordance with British Standard BS5228-1 2009+A1: 2014 Code of Practice for noise and vibration control on construction and open sites.
 - Monitoring will be undertaken to ensure that noise and vibrations levels at the boundary of the site are kept to a minimum. There will be a handheld noise meter on site and daily recordings

taken. These recordings will be made available to the environmental health officer upon request.

- Works will be carried out as specified and detailed within the contractor's site-specific RAMS for the activities they undertake on the development. The site manager will have on site at all times, a handheld noise monitor to be able to assess the noise levels of activities should the need arise.
- Strict controls on the sequencing of works and providing noise protection would be developed on an activity-by-activity basis. This would include all mobile plant would be turned off when not in use and mortar silos to reduce operating noise.
- The quietest possible plant that can practicably be obtained would be used for each construction task. Percussive plant would be avoided where alternative non-percussive plant is available for a given task.
- Cutting operations or other noisy tasks would be minimised through off-site fabrication wherever practicable.

Noise Mitigation Measures

2.45.3 The adoption of Best Practicable Means, as defined in the Control of Pollution Act is usually the most effective means of controlling noise from construction sites, and may include the following measures as appropriate:

- Any compressors brought on to Site to be silenced or sound reduced models fitted with acoustic enclosures;
- All pneumatic tools to be fitted with silencers or mufflers;
- Care should be taken when erecting or striking scaffolds to avoid impact noise from banging steel;
- All operatives undertaking such activities to be instructed on the importance of handling the scaffolds to reduce noise to a minimum;
- All plant items to be properly maintained and operated according to manufacturers' recommendations in such a manner as to avoid causing excessive noise;
- White noise reverse beepers for relevant on-site vehicles will be used where possible;
- All plant is to be sited so that the noise impact at nearby noise-sensitive properties is minimised.

Details of any site construction office, compound and ancillary facility buildings

- 2.46 A temporary main compound area will be located within the site to the southeast of the site.
- 2.47 The compound area includes an area for cabins for use as the construction office, storage and car parking. Appendix 2 provides details of the phasing programme, and the subsequent relocation of offices and welfare, and materials and storage as the build out programme progresses. Precise details of the compound layouts will be provided by the contractor.

Communications and Consideration with the Public

- 2.48 The construction process can be very disruptive to those living near the development site. The Developer will aim to act with consideration as to the impacts the development may have on the local community during this process.

Water Quality, Drainage and Hydrology

- 2.49 Construction phase operations would be carried out in accordance with guidance contained within the Health and Safety Plan, Method Statements and Waste Management Plan and would consider the following:
- General Guide to the Prevention of Pollution;
 - Above Ground Oil Storage Tanks;
 - Use and Design of Oil Separators in Surface Water Drainage Systems;
 - Works in, near or liable to affect the Watercourse;
 - Working at Construction and Demolition Sites;
 - High Pressure Water Cleaners;
 - Control of Spillages; *and*
 - Pollution Incident Response Planning.
- 2.50 There will be no pumping to controlled waters without a Discharge Consent obtained from the Environment Agency, there would be no pumping into surface water drains without the permission of the Environment Agency and there will

be no pumping into the foul sewer without the permission of the Water Company.

2.51 During construction all drains and gullies will have gully bags to prevent silt from blocking the drains and running off site.

2.52 In order to prevent water pollution resulting from worker-generated sewage effluents, portable toilets (for initial site set up works only) and good quality temporary toilet facilities would be provided for construction worker use.

2.53 The potential for impacts to occur as a result of storage of materials would be minimised by the following measures:

- Storage compounds (for the storage of construction materials or temporary stockpiling of excavated soils) would be located away from surface watercourses and drains;
- Drums and barrels would be stored in a designated bunded safe area within the compound;
- All drums and barrels would be fitted with flow control taps;
- All drums and barrels would be properly labelled; *and*
- All fuel containers would be double bunded and positioned away from watercourses.

2.54 The potential for impacts to occur as a result of works over or adjacent to watercourses would be minimised by the following measures:

- The placing of any wet concrete in or close to any watercourse would be controlled to minimise the risk of leakage of wet cement into the watercourse;
- The washing of any concrete mixing plant or ready mix lorries would be carried out so as to prevent effluent from cleaning being allowed to flow into any watercourse or drain;
- Before any discharge of water is made from the site, adequate provisions would be made to ensure that it is not polluting, for example by incorporating silt settlement techniques. Techniques may include settlement lagoons or the use of straw bales for silt trapping.

- Netting will be installed across the waterways in proximity to the construction to prevent material from falling into the water and being carried away

2.55 The potential for impacts to occur as a result of disturbance of silt would be minimised by the following measures:

- All pumped drainage from the construction works, including areas for temporary storage of construction materials or excavated soils, would be passed through silt settlement treatment prior to discharge to surface watercourses or drains. Silt settlement treatments may, for example, include straw bales, grassland soakaways or silt settlement lagoons;
- All pumping operations would be carried out on a 'permit to pump' basis and all pumps would have a permit to pump tag;
- All roads and hard standings would be kept clean and tidy to prevent the build-up of oil and dirt that may be washed into a watercourse or drain during heavy rainfall (including regular sweeps with mechanical sweeper); *and*
- The use of water sprays to reduce dust or wash down construction areas would be carefully regulated to avoid washing substantial quantities of silt etc, into surface water drains. Where large quantities of gravel, mud or other such material require cleaning, the area would be swept prior to any subsequent hosing down.

2.56 The potential for impacts occur as a result of contamination of water by wet cement or concrete would be minimised by the following measures:

- Manholes and catch pits would be covered to prevent concrete/cement ingress;
- The washing of any concrete mixing plant or ready mix lorries would be carried out so as to prevent effluent from cleaning from being allowed to flow into any watercourse or drain.

2.57 The potential for impacts to occur as a result of contamination of water by oil or other liquids would be minimised by the following measures:

- Storage compounds for fuels, oils or other liquid chemicals would be sited away from surface water drains. They would have an impermeable

base and bund with a capacity of 110% and would not drain directly in to the surface water drains;

- Small plant such as pumps would be equipped with drip trays;
- Drums and barrels would be stored in a designated bunded safe area within the site compound;
- All drums and barrels would be fitted with flow control taps; *and*
- All drums and barrels would be properly labelled

2.58 The potential for impacts to occur as a result of contamination from accidental spillages would be minimised by the following measures:

- Emergency response procedures would be established to deal with instances of leakages or spillages of potentially contaminating substances;
- Spill kits would be located on sites near to stored chemicals and within the works compounds; *and*
- Staff would be trained in the use of spill kits.

2.59 In addition, the following measures would be implemented to minimise potential impacts on ground water during earthworks:

- Prior to pumping from excavations permits to operate pumps would be issued to the pump operator, indicating the point of discharge and all other necessary control procedures.
- Sub-soil would be exposed for a minimum length of time after topsoil strip. Cut-off trenches, where necessary, would be excavated to prevent excessive surface water runoff into watercourses. Cut-off trenches would discharge into sediment lagoons, with discharge to watercourses subject to the prior consent of the Environment Agency.

2.60 Consents would be required from the Environment Agency under the Water Resources Act 1991 for temporary discharges or construction works affecting controlled watercourses. Applications for consents would be made to the Environment Agency in accordance with these requirements and works would be undertaken in accordance with any conditions imposed.

Air Quality and Emissions

- 2.61 Particular care would be required to maintain dust emissions at a practicable minimum when working in the vicinity of residential properties and environmentally sensitive areas. Best practice mitigation would be required during dry conditions. Dust reduction measures would include:
- Careful management of earth stockpiles;
 - Limiting the speed of general vehicles within the site to 5mph;
 - Surfacing of the haul roads as soon as possible in the construction programme;
 - Haul roads to be regularly cleaned;
 - Vehicles exiting the site will be monitored and wheels jet washed as and when required.
 - Provision of wheel washing facilities will be monitored, and wheels will be jet washed as and when required; *and*
 - Visual monitoring would be carried out at sensitive locations on a daily basis.
- 2.62 By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise at a construction site and impact on surrounding receptors can be minimised.
- 2.63 The potential for dust to arise during the ground breaking, earth moving and excavation stage of the construction activities is highly weather dependent. If the works are carried out in dry weather, increased water spraying may be required to ensure that the surface material remains damp. In wet weather greater attention would be paid to vehicle cleaning to ensure significant quantities of mud are not trafficked onto local roads, which once dry can become a significant source of dust.
- 2.64 Throughout the construction period, care would be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site. Drop heights, when loading and unloading materials, would be minimised. All dusty loads would be sheeted appropriately. Dried mud and dust carried onto roads by lorries and other machinery can be a significant source of dust. The Site Manager will ensure that all internal roads are regularly cleaned.

- 2.65 The existing local highway in proximity to the site access will be inspected daily to ensure to no dirt has been transferred from the site. In the event of a dirt on the highway the Site Manager will ensure that the road is swept by an appropriate street cleaner.
- 2.66 Once the actual building of the development commences there is less potential for significant emissions of dust from the site, although emissions may still arise from the storage of dusty materials. Generally the storage compounds would be screened both for security and to prevent wind whipping. In addition, there are certain construction activities that are inherently dusty and would require additional controls e.g., stone or brick cutting. Such activities may require local screening or the activities may be limited to certain areas within the site or restricted to certain time periods in order to limit impacts.
- 2.67 Specific measures to prevent dust and air pollution would include the following practices:
- Storing and reusing earthwork materials, including topsoil, and general arisings to negate the export or import of inert materials;
 - Reduction of site generated waste through waste minimisation, segregation and recycling initiatives;
 - Identification, storage and management of potentially contaminated materials;
 - Appropriate methods of waste disposal linked to a robust waste disposal audit trail;
 - All topsoil and subsoil would be handled and stored carefully to minimise the potential for damage to the soil structure;
 - Where possible, construction risings would be reused within the site as structural or non-structural fill;
 - Detailed procedures and guidance would be developed and implemented through the construction process to minimise the import of non-sustainable raw materials and for identifying opportunities for re-using or recycling waste; *and*

- Site office wastes would be collected in separate containers to maximise the opportunities for recycling, this would include can, bottle and paper banks.

Light Pollution

- 2.68 Site lighting and signage will be provided to enable the safety and security of the construction sites. It will be at the minimum luminosity necessary and use low energy consumption fittings. Where appropriate, lighting to site boundaries will be provided and illumination will be sufficient to provide a safe route for the passing public. In particular, precautions will be taken to avoid shadows cast by the site hoarding on surrounding footpath and roads.
- 2.69 Lighting will also be designed, positioned and directed so as not to unnecessarily intrude on adjacent buildings and other land uses to prevent unnecessary disturbance, interference with local residents and passing motorists. This provision will apply particularly when working during times of the year when natural daylight is reduced during the agreed site working hours.
- 2.70 During winter months, individual plots shall be lit within the units, to maintain work production. This will not have any adverse impacts on existing residential properties. For each phase/area significant impacts will be identified, the contractor will develop and implement lighting strategy to reduce and prevent unnecessary disturbance.

Measures to Control Dust during the Construction Period

- 2.71 The production of dust emissions will be minimised and/or controlled in order to reduce the impact on local residents, members of the public, construction personnel and ecological receptors. When making assessments the site management team will consider the Control of Pollution Act 1974, Planning Policy Guidance, The Local Planning Authority Environmental Health section Construction Site Guidelines, 2006, and the requirement of the Control of Substances Hazardous to Health (COSHH).
- 2.72 Unwanted materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained.
- 2.73 The following activities have been identified to have the potential for dust generation:
- Cutting of cement board – units will be jetted

- Vehicle Movements – wheel wash and Road Sweepers will be used when necessary. All loads entering and leaving the site to be covered.
- Brick / Concrete Cutting – A screened acoustic enclosure will be setup
- Stockpiling – Water will be used as a suppressant where material has the potential to be 'wind whipped'.

2.74 The developer will ensure that hoses will be able to reach all areas of dust creation prior to works commencing.

Pest Control Measures

2.75 Pest control on the site will be monitored by the site manager and, if necessary, will be addressed by specialist contractors.

2.76 To minimise opportunities for pests, it is essential that points of pest ingress and harbourage should be minimised where practical.

2.77 To avoid the risk of pests entering and dispersing through buildings, cracks and crevices in floors, walls, and ceilings must be avoided or, where unavoidable, they must be effectively sealed. Supply pipes and cables, such as gas, electricity, water, computer and telephone, must be tightly sealed

2.78 To avoid rodents moving through drainage systems capping of drainage systems should be carried out where appropriate to isolate old redundant sewers /drains, including those servicing properties that have been vacated and are awaiting clearance and demolition.

2.79 Redundant drains and sewers should be grubbed out and the connection with the sewer effectively sealed.

2.80 Live sewer connections should be appropriately sealed and capped while construction works are in progress to prevent rodent egress from the sewers.

2.81 To prevent rodent egress from live drains and sewers to new systems, the live systems should be temporarily sealed off with expanding drainage stoppers until connection to new drainage is completed.

2.82 External ground surfaces should be graded to drain into suitable drainage systems to prevent ponding.

2.83 The on-site canteen area will provide a fridge to allow those working on the site to store food for that day safely, however, there will be a sign stating that this

should be emptied at the end of each day, and no food will be stored on site overnight.

- 2.84 Waste is regularly removed from the site and not allowed to build up. Due to the separation of waste streams in the skip system general site waste should not be contaminated with food waste and therefore pests will not be attracted to these skips.
- 2.85 Should the need arise, pest monitoring and baiting programmes should be carried out by specialist contractors.

Measures to ensure no on site fires during construction

- 2.86 There will be no fire or burning of materials on the site. The Site Manager and Construction Liaison Officer will ensure that all staff and contractors will be made aware and adhere to this.
- 2.87 The site and associated accommodation and welfare facilities will have in place appropriate plans and management controls to prevent fires.

3.0 SUMMARY AND CONCLUSION

- 3.1 Stuart Michael Associates Limited (SMA) has been appointed by Bellway Homes (the applicant) to develop a Construction Method Statement (CMS) for the redevelopment of 97a - 117 Caversham Road, Reading. The redevelopment will provide a total of 60 dwellings, consisting of a mixture of 1, 2 and 3 bedroom private and affordable apartments and 4 bedroom houses.
- 3.2 This CMS summarises the proposed safe coordinated systems of work construction methods and sequencing. It also outlines measures that will be taken to minimise the impact of construction on all motorised and or non-motorised highway users on the surrounding area.
- 3.3 The CMS has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.
- 3.4 It is acknowledged that the local community are likely to be concerned that there could be an impact on the condition of local roads.
- 3.5 During the construction of the development, the developer will seek to minimise disruption to local residents. It is also not expected that the minor increase in traffic will not cause any delays, safety problems or amenity issues for pedestrians. All local residents will be informed of any disturbances that may arise as a result of the construction period.
- 3.6 Contact details of the Site Manager will be provided to the relevant bodies once they are appointed. It will be the site manager's responsibility to ensure the safety of all construction workers on site.
- 3.7 In view of the above it is considered that this Construction Method Statement and the ongoing monitoring and management of the construction process satisfies the requirements of Planning Condition.
- 3.8 It is acknowledged that variations to the CMS may be necessary as development progresses and the phasing programme may change as a result. It is proposed that this would be addresses through an 'Open Book' approach. In this event, updated plans and drawings will be provided to the relevant bodies for their consideration and approval.

APPENDICES

APPENDIX 1



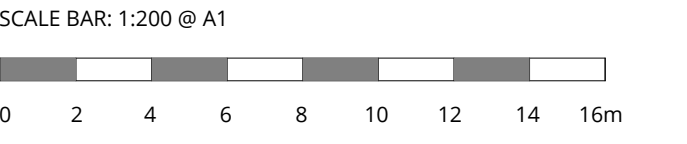
Notes:

- Do not scale from this drawing; work to figured dimensions only.
- All information is to be checked on site for accuracy and fit.
- Report any discrepancies and omissions to RMA Architects.

CDM ERIC Notes

• Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been constructed

• Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.



P11	16.01.23	Car Club space added. Re-Issued for Planning	KD	CT
Rev	Date	Description	By	Chkd

RM_A

320C Highgate Studios
53-79 Highgate Road, London, NW5 1TL
London NW5 1TL
020 7284 1414, rmaarchitects.co.uk © RMA



Project

Carters Site, Reading

RMA Project Reference 2207

Client

Bellway Thames Valley

Scale	Date	By	Checked
1 : 200 @ A1	07/22	KD	AS

Drawing Title

SITE PLAN

00

GROUND FLOOR LEVEL

Purpose of Issue	Status Code
PLANNING	
Drawing No	Revision
CR-RMA-ZZ-00-DR-A-0100	P11

APPENDIX 2

Temporary offices at the rear of the site.
(these houses will be last to be completed)

Gates for site access

Notes:

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- Report any discrepancies and omissions to RMA Architects.

CDM ERIC Notes

- Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been constructed

- **Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.**

SCALE BAR: 1:200 @ A1



Wheel wash station

Approximate
location of
hoarding line

P11	16.01.23	Car Club space added. Re-Isseued for Planning	KD	CT
Rev	Date	Description	By	Chk

320C Highgate Studios
53-79 Highgate Road, London, NW5 1TL
London NW5 1TL
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Key Plan      



Project

Carters Site, Reading

RMA Project Reference 2207

Client

Bellway Thames Valley

Scale	Date	By	Checked
1 : 200 @ A1	07/22	KD	AS

Drawing Title

SITE PLAN

00

GROUND FLOOR LEVEL

Purpose of Issue	Status Code
------------------	-------------

PLANNING

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During the last phase of site, this areas will be used for storage of materials.

KEY:

-  SITE BOUNDARY
-  WHEEL WASH FACILITY
-  OFFICES AND WELFARE
-  MATERIALS AND STORAGE
-  STORAGE/CONTAINERS