

Construction Management Statement & Plan

Site Location: 196 Upper Woodcote Road, Caversham, RG4 7JU

Planning Application Ref: 231573 (Reading Borough Council)

Site Proposal: Proposed first floor lift, two storey rear, single storey front extension and internal alterations.

The dwelling is set back 19m from A407A (Upper Woodcote Road), accessed via an existing tarmac drive and an entrance timber gate. The access of the plot is tight however this document is to outlay the access and site amenities for use. Though the rear amenity is large it will be sectioned off to reflect the AMS/AIA. Planning has been permitted under application 230041 thus further conditions to be discharged, for the proposal to achieve a first floor development over an existing bungalow and the various extensions.

Note: all construction will be carried out in accordance with the Council's Guidance Notes for Activities on the Public Highway, and confirm that they will manage their parking to ensure that contractor parking is facilitated within the site and does not obstruct the footway at any time.

As per the illustration below, to the front of the site outside of the construction of the foundation, allocation of parking for both visitors and contractors has been appointed. Should more parking be required, parking to the side road during working hours will be required if necessary to prevent disruption to traffic and visual sight lines to the main road. The contractors has complied with one vehicle for staff throughout the build.

Timber fencing has been installed to the single entrance of the site from the principal elevation provided with security measured, secured with a padlock outside of construction hours. site safety management signs to be displayed so that all construction works and pedestrians can see permanently throughout the construction of the site.

Connected from the existing water mains, vehicle washing facilities to the site entrance so that vehicles and their tyres can be washing leaving the site to prevent unwanted debris leaving the site resulting in further debris being discharged on the main road.

At the end of each day, both the driveway from the main road and the pedestrian footpath to be clean down and removed of any debris. Swept of any large debris and washed with water if required.

As per the AMS / AIA heras fencing to be installed around the root protection zone of surrounding trees, and ground protection surfaces to be installed in the advised areas.

Traffic management will not be required in the event of temporary lights, due minimal vehicles attending the site and limited material transport. Under the site managers supervision should larger vehicles require to remove or unload various materials or machinery, if the pedestrian footpath is blocked temporarily staff are required to assure that the public are safe and clear.

All electrical requirements to be turned off during out of hours to retain site safety and prevent artificial light.

Site welfare via a timber frame temporary building, both site office and site toilets have been erected to the rear of the plot away from the front congestion and root protection areas.



Working Hours:

08:00 to 18:00 on Monday to Friday

08:00 to 13:00 on Saturdays

(No working on Sundays)

Deliveries times for materials and machinery:

08:00 to 16:30 on Monday to Friday

08:00 to 13:00 on Saturdays

(No deliveries on Sundays)

Should works start or end, outside of the hours highlighted above written confirmation from the LA will be obtained prior to prevent to assure the local community will be notified. Failing these complaints will be documented from the principal contractor and dealt with in a professional manor and reverted back to the LA.