

CMS Construction Management Statement

Change in use from Class E ancillary offices to provide
two1 bedroom flats on the first and second floor

At

88 Broad Street
Reading
RG1 2AP

PREPARED BY

La Vaastu Ltd

88 Broad Street Reading

Introduction

This Construction Method Statement is prepared in support application 231639.

Condition No. 6

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The statement shall provide for:

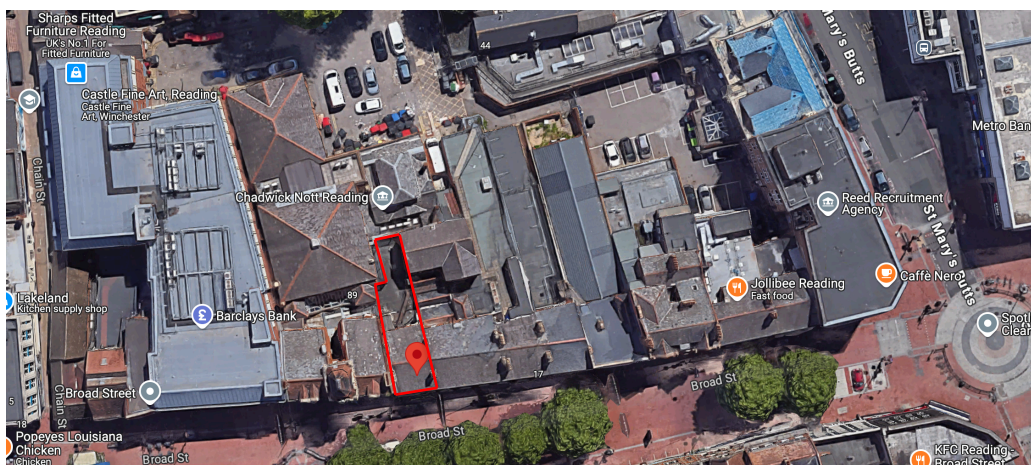
1. Space on site where vehicles of site operatives and visitors can be parked with details of how site operative and visitors will be required to make use of the parking area provided;
2. Location on site for storage of plant and materials used in constructing the development;
3. The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
4. Identification of any footpath closures or road closures needed during construction;
5. A scheme for recycling waste resulting from the construction works.

The aim of this Construction Management Plan is to:

- Reduce trips in peak periods, leading to less congestion;
- Reduce emissions and improve environmental benefits;
- Encourage fewer road trips and the likelihood of collisions and therefore improve safety; which is particularly important for vulnerable road and footpath users such as children;
- Evidence that the site is planning and managing logistics effectively;
- Minimise disruption to nearby residents and the local economy during construction.

The Site

The application site is a 3 storey mid-terrace retail building on Reading's main outdoor pedestrianised shopping street. The building is locally listed along with 85-87 Broad Street. The site is next to a 4 storey Grade II Listed Building at 89 and 89B Broad Street and a Grade II Listed Building to the rear at 89A Broad Street. To the rear of the site is a car park and servicing area which serves a number of the "town centre" uses in this locality.



Parking of vehicles of site operatives and visitors

Due to the minor size of development the number of site operatives will be small. Parking on site is not available site operatives can park at Broad Street car park which is less than 5mins walking distance of the site and there are annual, quarterly, monthly & weekly rates available, however public transport will be encouraged where possible. No Parking shall take place on the highway at any time throughout the duration of the project.

Visitors will be discouraged from visiting the site by car, however they will be able to park at Broad Street Mall car park which is less than 5 mins walk from the site.

Loading and unloading of plant and materials

As the works are for fit out and internal configuration, it is not anticipated that any larger delivery vehicles will be required.

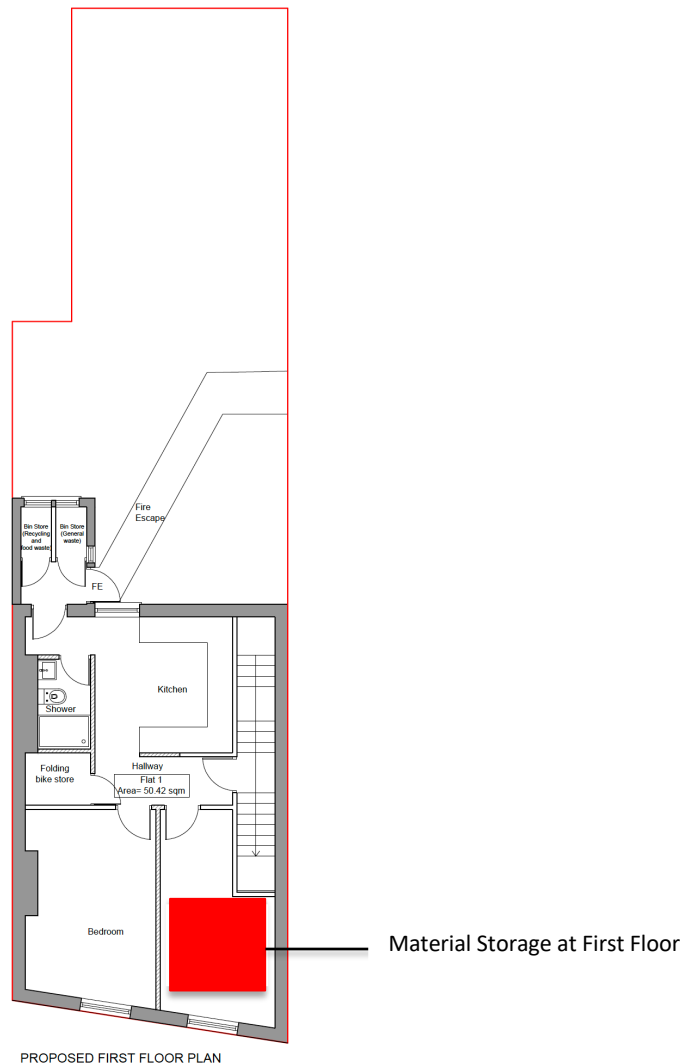
Broad is a pedestrian zone where vehicles are only allowed to enter from 18:00 – 10:00 am the next morning. Deliveries onto site will be controlled and scheduled for between 8:00am - 10:00am. Material unloading will be from Broad Street between 8:00 am - 10:00 am from front door access to upper floors as shown in **appendix A**.

All materials will be delivered by local on an 'as needed' basis which minimal materials being stored onsite. Materials will be stored on the first floor as shown in **appendix B**, in a specially allocated area. Onsite operative will collect materials every day from the storage area and store small quantities near their work location, however at the end of each they, workplace is being cleaned and all rest of materials are being returned to the storage area on 1st floor. No material storage will take place on the public highway.

No plant is envisaged for this small development with most works being done methodically and by hand.



Appendix A



PROPOSED FIRST FLOOR PLAN

Appendix B

The erection and maintenance (including of any graffiti or fly posters) of security hoarding around the site;

Proposed project is a refurbishment of 2nd & 3rd of an office building, therefore, almost all building works are being done inside the building and this does not require a hording outside the building, however signage of site entrance and requirements for visitors wearing PPE, etc will be put at the site entrance door.

Identification of any footpath closures or road closures needed during construction;

Not applicable as all building works are carried out inside of the building.

A scheme for recycling waste resulting from the construction works.

A Site Waste Management Plan (SWMP) should be prepared that covers the requirements of the Site Waste Management Regulations 2008.

Induction and Training

Onsite briefing via induction of project environmental consideration, risk and actions, appropriate waste separation, handling, recycling should be provided on site. Re-use and return method to be used by all parties and at appropriate stages of the project where applicable.

Toolbox talks should be carried out regularly on environmental and waste issues and all sub -contractors will be expected to attend.

Waste Minimisation

- Exploring possibility of reusing the existing and excavating materials on site
- Materials particularly timber procured from renewable sources (FCS) approved
- Where possible, plasterboard sheets are to be made to standard sizes to suit in order to reduce the amount of off cuts.

All the above act to reduce the amount of waste and surplus materials, which traditionally would be skipped and sent to landfills sites.

Segregation

A site-specific area shall be laid out and labelled to facilitate the separation of materials for potential recycle, salvage, reuse and return. Recycling and waste are to be kept clean and clearly marked in order to avoid contamination of the materials. The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct material into the correct skip. Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/Rubble
- Canteen waste

As work progress and other trades come onto site other skips will be replaced to enable certain waste to be removed from site. This likely to include:

- Plasterboard
- Paper and cardboard

Waste Management

Waste material fall into three categories for management, these are:

Re-use: if surplus material can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from the site and they can be removed and used in their present form, they can be removed from site for reuse.

Recycle: if the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling.

Landfill: if either of the above cannot be satisfied then the only option left is to send the surplus material to landfill. However, landfill is always the last resort.