

Application for approval of details reserved by conditions

Hexagon Studio Theatre

Application Reference: 241392

Haworth Tompkins Ltd
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Introduction

In January 2025, planning consent was approved with conditions for the demolition of some of the existing back of house spaces and construction of an extension to the Hexagon Theatre. The extension will provide a new studio auditorium, flexible rehearsal space and foyer, plus back of house spaces and other associated works.

This document and the associated files provide the full information required for the application to discharge planning conditions 9, 10, 11 and 25.

Contents

Condition 9, 10, 11	Construction Method Statement
Condition 25	Construction Employment and Skills Programme

CONDITION 9

Construction Method Statement

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:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Pursuant to condition 9 of application 241392, Feltham Construction, the appointed contractor for the Hexagon Studio Theatre, have collated a Construction and Environmental Management Plan (CEMP), in which they detail specific measures for each of the items outlined within the condition.

Supporting Documents:

Construction & Environmental Management Plan by Feltham Construction

CONDITION 10

Site Working Hours

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Within the CEMP, Feltham Construction have outlined their site operation hours, in line with condition 10.

Supporting Documents:

Construction & Environmental Management Plan by Feltham Construction

CONDITION 11

Burning of Site Waste

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Within the CEMP, Feltham Construction have set out that no waste shall be burnt on site, at any time, in line with condition 11.

Supporting Documents:

Construction & Environmental Management Plan by Feltham Construction



Construction Environmental Management Plan (CEMP)

Planning Issue

Circulation:	
Feltham Construction	✓
Principal Designer	✓
Client	✓
Site	
File	

CHANGE CONTROL

All changes to this document must be listed and recorded in the following table.
Authority for amendment or alteration of this document is to be obtained from the Contracts Manager.

Change No.	Details	Date	Checked by	Authorised By
A	DRAFT FOR RBC INITIAL REVIEW / COMMENTS	29/05/25		<i>JJ Pike</i>
B.	Section 8 updated	02/06/25		<i>JJ Pike</i>
C.	Updated following RBC comments	03/06/25		<i>JJ Pike</i>
D.	Further update following RBC comments	05/06/25		<i>JJ Pike</i>

Site Location – RG1 7QF



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Studio and Hexagon Decarbonisation works.
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1.0 Introduction



'Reading Borough Council has unanimously approved plans for the Hexagon studio theatre in Reading, commenting that the proposals create a "visionary and transformative scheme".

The Hexagon studio theatre will revitalise the brutalist 1977 theatre with the creation of a flexible new hub for arts, performance and community uses. The extension and refurbishment will create a new 300-seat auditorium, a café, bar, rooftop terrace, and rehearsal and workshop rooms.

A single-storey backstage and performer area will be demolished to allow for the new building to be created, which will include improved dressing rooms, a wardrobe department, and more production and rehearsal spaces. All proposals focus on improved sustainability as part of the Council's commitment to working towards a net-zero carbon Reading by 2030.'

This document sets out our plan for the environmental management measures to minimise the environmental impact from the Construction Phase of the development. It also provides a framework within which measures will be implemented throughout the project.

This includes the issues raised by the LPA within the formal Planning Decision document.

The CEMP provides project specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that may influence management measures.

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This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community. It should be considered a 'living document' with reviews being undertaken at set intervals and new information added as appropriate.

For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the demolition and construction of the development. This includes areas required for access, enabling works, temporary construction and temporary storage areas.

2.0 Programme of works.

The programme as submitted provides the following headline dates.

Main Contractor Appointment (Feltham Construction Ltd)–	June 2025.
Initial site investigations and enabling	- June to August 2025
Start on site Lavender Gardens site compound works	– 16 th June 2025.
Start on site main Hexagon studio theatre works	- 14 th July 2025
Contract completion	– Spring 2027.

3.0 Scope and Receptors.

This CEMP is applicable to all works on the site. The document is intended to set out the principles for protection of the environment on and nearby the site that have potential to cause pollution to the environment as defined by the condition set out in the introduction. These principles will guide the methodologies and technologies used in the construction process.

The below table identifies potential sensitive features and receptors:

Scope and Receptors - Description and Location

- Nearby Student Residential Property to the north elevation.
- Adjacent businesses on Queens Walk and Dusseldorf Way to the East.
- Road Users – Adjacent basement level and multistorey car park to the East, vehicular and non-vehicular traffic has the potential for impacts from construction traffic arising from the development.
- Retained trees - Trees that will be protected during the works.
- Controlled Waters - Off-site surface water run-off from works.
- Storage of on-site fuel sources. Incident/Fuel Spill response planning (particularly in consideration of surface water flows and potential for contamination of water courses).
- The site compound area and temporary Back of House area was once built up, but has been demolished to ground level and used as a community garden. The area has been reported as being used by homeless people to camp therefore there is a risk of discarded needles etc.
- The Hexagon Theatre is a 'live' site with public and site staff in occupation during the build, and segregation of construction work areas is required with emergency evacuation routes clearly defined.

During the construction phase all site personnel will be fully inducted into health safety, and environmental risks on site to ensure that workers comprehend their role in complying with relevant legislation and maintaining good practice.

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4.0 Roles and Responsibilities

The site is being developed by Reading Borough Council 'Client' under the Construction (Design and Management) Regulations 2015.

Feltham Construction Ltd will be the Principal Contractor and will undertake the construction works.

Adam Jervis – Construction Director.

Richard Collins – Commercial Director.

Trevor Pike – Contracts Manager.

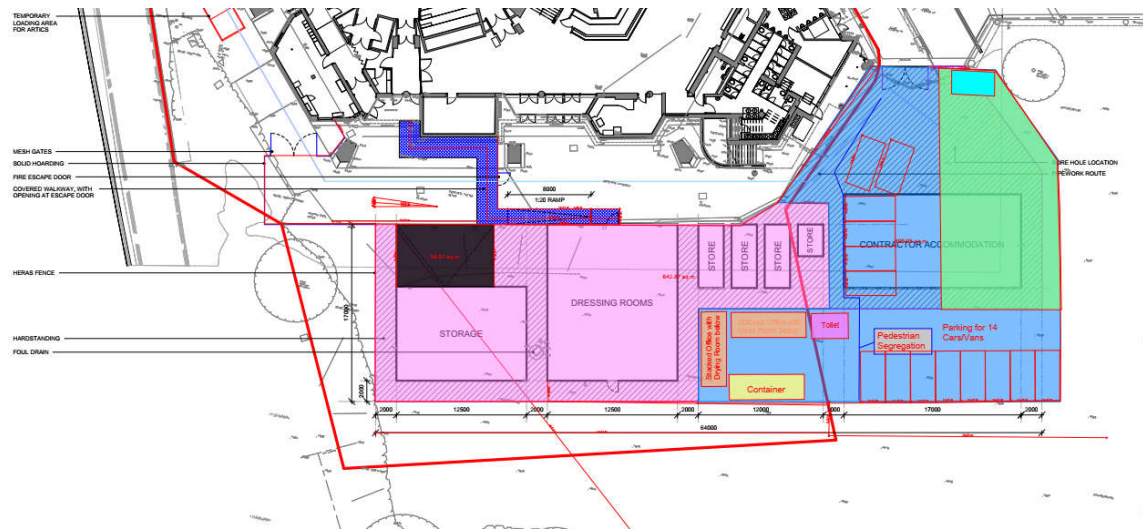
Nick Vincent – Project Manager.

Vinny Franklin – Site Manger (early stages).

George Bevan – Quantity Surveyor.

Steve Parkes - Design Manager.

Site Compound and Temporary Back of House Layout Plan.



The Principal Contractor and subsequent contractors appointed will have a management team on site to manage the works.

The Project Manager will be responsible for day-to-day management of Health & Safety and Environmental & Quality performance during construction works on their element of the site. They will apply the principles set out in this CEMP, monitor performance of contractors and maintain records to demonstrate compliance with the terms of the CEMP.

- Overall management of the environmental aspects of the development.
- Ensure legislation and best practice is always followed.
- Manage day-to-day activities to ensure any significant adverse environmental effects are avoided, and that any impacts are minimised and mitigated.
- In conjunction with the client, review and update the CEMP as necessary.
- To act as the main point of contact with the relevant regulatory authorities on environmental issues.
- Provision of any required training (including induction and toolbox talks) for site workers/visitors.
- Provision and conduct of emergency procedures in response to incidents.

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- Management of the monitoring programmes, inclusive of noise, dust and water quality.
- Environmental incident and report.
- Principal point of contact for all complaints/queries and responsible party for responses and actions to resolve.

All contractors and workers will have responsibility to:

- Work to agreed plans, methods, and procedures to minimise environmental impacts.
- Understand their role in avoiding, reducing, and mitigating pollution on-site, including noise and dust and how to respond in the event of an incident.
- Report all incidents immediately to their line manager who is responsible to report these to the Site Manager as soon as possible.
- Monitor their workplace for any new potential risks and alert their line manager who is responsible to report these to the Site Manager as soon as possible.
- Co-operate with site inspectors and audits.

The Project / Site Manager shall maintain records of site activities to include:

- Environmental Policy Statements and Corporate Social Responsibility.
- Site and Project Environmental Procedures.
- Completed Environmental Forms.
- All permits, licenses and consents obtained.
- Training records.
- Weekly inspection reports.
- Complaints.
- All specialist reports (e.g., ecology).
- Records of incidents and arising mitigating actions.

5.0 Training

The Project and Site Manager will be responsible for ensuring that all on-site personnel are provided with requisite information to deliver the CEMP and legislative/best practice requirements, including the delivery of induction training.

All personnel will attend necessary additional training relevant to fulfil the obligations set out by this CEMP, legislation and best practice.

The Project and Site Manager will hold the Site Management Training Scheme (SMTS) qualification, which develops responsibilities in respect of health & safety, and environmental issues on site.

All site staff will undergo environmental awareness training. Mandatory induction training will address the following areas:

- Access to site, compounds and stores via permitted routes.
- Noise controls and monitoring at nominated sensitive boundaries.
- The sensitivity and values of areas of ecological interest both on and off site.
- Pollution prevention to watercourses and groundwater.
- The avoidance of litter and promotion of site tidiness.
- Dust mitigation.
- Environmental incidents and procedures for dealing with and reporting of environmental incidents.

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Toolbox talks will be held by the Contractor organised on various topics concerning the environmental management of the works, including the following:

- Dust mitigation.
- Noise mitigation.
- Pollution prevention.
- Emergency procedures in the event of an incident.
- Working on a live theatre site and works which may come into contact with the general public.

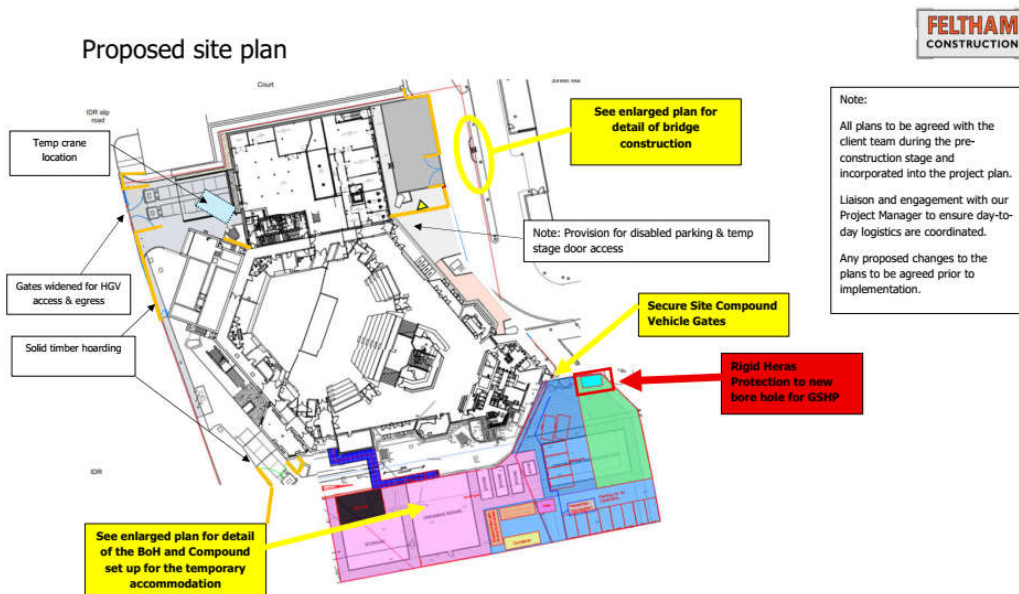
6.0 Programme for Construction Activities

The Construction of the Studio Theatre will take place between June 2025 through to Spring 2027.

Indicative Construction Programme from June 2025 as follows :-

- | | |
|--|-----------------------------------|
| • FCL site set up and enabling works on Lavender Gardens | - 16 th June 2025 |
| • Theatre closes for summer 2025 shut down | - 14 th July 2025 |
| • FCL site set up and works start on the new studio theatre location | - 14 th July 2025 |
| • New Temporary back of house accommodation available | - 11 th September 2025 |
| • Theatre opens for autumn programme | - 25 th September 2025 |
| • Theatre closes for summer 2026 shutdown | - 13 th July 2026 |
| • Hexagon GSHP works, installation starts | - July 2026 |
| • Theatre opens for autumn programme | - 26 th September 2026 |
| • New pedestrian footbridge install | - February 2027 |
| • New Studio theatre opens | - Spring 2027 |

7.0 Site set-up and working hours and delivery times



May 2025



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New hoarding will be erected to create the new site boundary as shown in orange on the site plan with security vehicle and pedestrian gates installed to the compound and the two hoarded working zones to the East and West of the new building. The construction and welfare areas will be protected by monitored CCTV.

A small compound area will be created in the Lavender Gardens area shown on the site plan for cabins and welfare facilities. This will be made using graded crushed concrete / granular material.

Temporary services for electric, drainage and water will be provided to this location.

A dedicated storage area will be created on the site as shown.

The boundary treatment between the site compound and remaining Lavender Garden area will be open mesh Heras panels.

The normal working hours and deliveries for the site will be:-

- 8.00am to 6pm Monday to Friday.
- 8.00am to 1pm on Saturdays.
- Demolition works to adopt a 2hr on – 2 hr off arrangement Monday - Friday.
- No working on Sundays and Bank Holidays without prior LPA approval.

Site operatives may however be arriving from 7.30am to prepare for a 08.00am start and leaving no more than 30 minutes after 6pm or 1pm on Saturdays.

No machinery or tools shall be used outside the approved working hours.

Any contractor found to be in breach of the CEMP will be issued with a warning. Any subsequent breach could result in the contractor being banned from site and risks the termination of contract.

8.0 Regulatory Framework & Planning Conditions

It is a requirement of the planning consent of the implementation of the Construction Environmental Management Plan (CEMP). The CEMP is required to encompass environmental controls when required with due consideration to relevant environmental legislation.

The CEMP provides the framework for which commitments to the Environment are set out and any requirements of planning conditions can be addressed. The CEMP outlines the contractor's approach to environmental management throughout the construction phases with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.

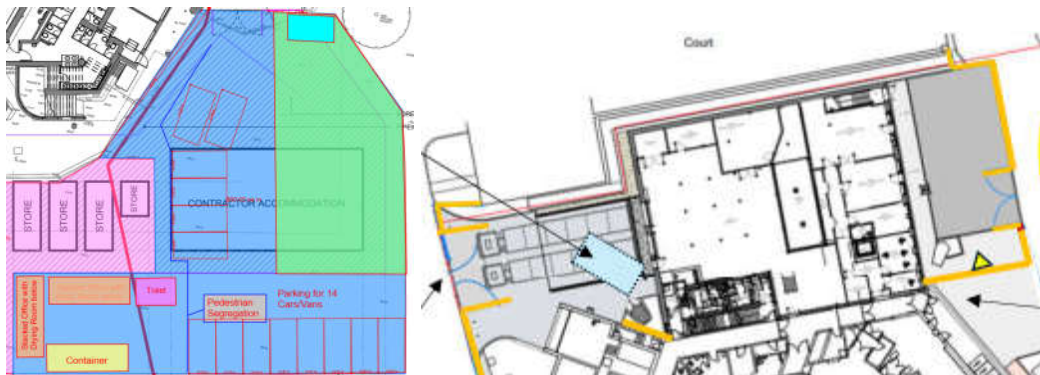
The planning pre-commencement condition 9 relating to the issue of this CEMP document with environmental implications applicable to the development of the Hexagon Theatre site are given below, however we will be reflecting this as best practice in the general environmental management principles.

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- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

- a) The site compound will incorporate provision for 14 cars/vans which include dedicated spaces for visitors. Site operatives and visitors will be encouraged to use these spaces prior to arrival on site.
- b) Plant and materials storage area within the compound is shown in green. There will be limited storage available within the site hoarding areas on, and adjacent to the new build studio building as well.



- c) Security Hoarding will be erected to the new studio site area as shown orange on the above right-hand plan. The 2.4m high timber hoarding will be painted in RBC/FCL livery and regularly inspected and maintained to remove or overpaint unwanted graffiti or fly posters.

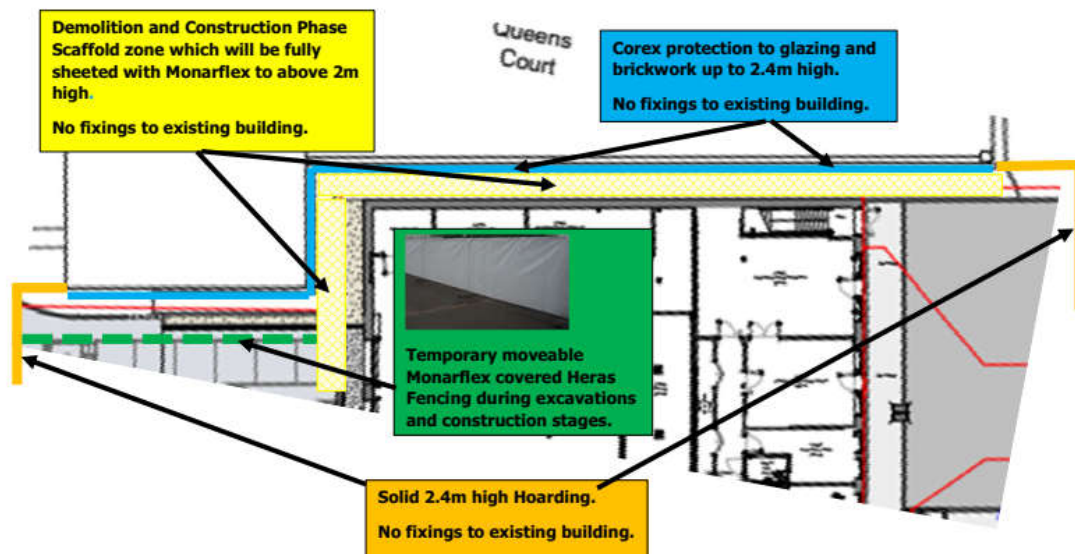
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Security Hoarding will be erected to the North elevation as shown orange on the plan below. This hoarding is solid but will not be fixed to the existing Hines building.

The protection work to the North elevation will also include Corex sheeting 2.4m high to protect brickwork and glazing from dirt, dust and construction splatter such as mortar and concrete.

Demolition and Construction scaffold zone which will be fully encapsulated with Monarflex sheeting to ensure demolition and construction arisings, this will extend to the full height of scaffold.

During excavations and construction stages moveable Monarflex covered Heras fencing will be installed as shown by the green dashed line as a protection barrier.



- d) Footpath and lane/road closures will be required as part of the work and will be managed via a task specific Traffic Manage Plan. The areas where closures are to be located are shown on the extract in section 10.

In summary, 1) The IDR slip road to the west of the Hexagon will have one lane and the pavement closed during mid-July 2025 for a short period to create a dropped kerb and reinstate the pavement to form a temporary concrete road leading to the new BoH area, so that Hexagon show vehicles can use the new access.

2) The dual lane car park exit road to the East of the Hexagon as shown in section 10 will have one lane closed during the construction of the foundation for the new walkway/footbridge support piers from Queens Walk to the new Studio theatre.

3) The dual lane car park exit road to the East of the Hexagon, also as shown in section 10, will be fully closed for large vehicles for one day for the installation of the new walkway steel spanning across the road in early February 2027.

- e) Wheel washing facilities will be used to prevent site dirt/mud etc migrating onto the local road infrastructure. Local roads will be inspected regularly to ensure that measures in place are adequate.

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- f) A Site Waste Management Plan will be developed by the Project Manager to include, where possible, the on site segregation of construction waste categories for removal by licenced recycling companies as noted in section 14.
- g) The site working areas and compound will be equipped with security lighting which will only be activated should any intruders gain entry to site. The construction site and compound will be monitored 24/7 by a remote monitoring company for potential intruders and guards will be dispatched and police called should the need arise. Safety lighting will be installed to the new building access ways which will include emergency wayfinding lighting. During the winter months it is possible that for the early morning and early evening site lights may be on between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays.
- h) As noted in section 14 under the heading Dust, the potential for Dust, dirt and other airborne pollutants will be risk assessed via task specific assessment and the following controls will be implemented: -
- Sheeting lorries delivering or collecting material to/from site.
 - Locating stockpiles away from site boundaries (where possible), dampening down and covering where necessary.
 - Dampening down haul roads with water when necessary.
 - Use of portable wheel washing facilities will be used where required to prevent spread of dust from the site and the transit of material onto the public highway from where it may give rise to dust that could impact others.
 - Using water in cutting and grinding works.
- i) As noted in section 14 under the heading Noise, all plant that operates on the site will be fitted with noise suppression equipment such that noise levels do not develop over 85db 1 m beyond the perimeter of the works. HSE guidance suggest that this is a safe level for maximum exposure to construction noise, defined as daily or weekly exposure (LEP,d or LEP,w) of 87 dB and peak sound pressure of 140 dB
- Daily noise monitoring at the perimeter of the site will take place using a class 2 hand held noise monitor with reference to BS 5228-1:2009+A1:2014 Code of Practice on construction noise using best practice methods to reduce noise as far as practicably possible.
- While BS 5228 doesn't specify exact maximum noise levels, it provides guidance on how to assess and manage noise levels to avoid significant adverse impacts.
- The type of plant, equipment and construction techniques are to be selected to reduce noise production.
- Before works on site commence, all contractors should make available for inspection a Method Statement and Risk assessment.
- j) The Health and Safety at work Act 1974 places a duty on employers to ensure the health, safety, and welfare of their employees. Proper pest control is a part of this duty, particularly if pests pose a risk to health or safety.
- In particular the Lavender Gardens area where the site compound and temporary BoH is to be located is an unkempt area and has the potential for vermin.
- Prior to demolition of the existing for the new studio theatre works the site will be surveyed to ascertain if potential pest control is required.
- Open ended drains that are to be reinstated and reused for the new project will be capped off during works as they are uncovered and will remain capped until drainage connections are re made.
- Should the need arise a pest control company will be engaged to take necessary action if evidence of pest infestations become an issue.

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9.0 Site Location and Project Overview.

The Hexagon Theatre Site is located East of the A329, north off Castle Street and is adjacent to the Broad Street Shopping Mall car park entrance/exit at lower ground floor level and Queens Walk with small commercial properties at upper Ground Floor/Street level to the East. There is a student accommodation building to the north.

The location of the Hexagon Theatre site is as detailed below:



The site for the New Build Studio Theatre is to the north of the main Hexagon Theatre accommodating the theatres scene dock, dressing rooms and meeting rooms and is due for demolition to make way for the new building.

As part of the project there is a new scheme to replace the gas boilers with a Ground Source Heat Pump system within the Hexagon Theatre using a bore hole located to the south in Lavender Gardens and to the West adjacent the A329 access slip road. These works involve trenching almost the full perimeter of the existing theatre to route new insulated pipes from the bore holes to the existing plant room, this also includes new electrical duct infrastructure to the East, South and West of the theatre to link up between the existing plant room and new Studi Theatre Building.

These works also include upgrading the existing SSEN substation to ensure sufficient power is provided to the Hexagon campus.

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The new Studio Building will be constructed on the existing footprint of the old back of house building.

Primary pedestrian access will be via a new pedestrian bridge that links from Queens Walk at Street level to the new Studio Theatre.

The existing Hexagon Theatre will remain open during the works which will mean the construction of a temporary Back of House (BoH) modular cabin arrangement will be required to accommodate dressing rooms, changing facilities and storage.

10.0 Site Logistics and brief methodology.

In order to secure the site, there will be new hoarding installed at the site boundary line as shown in orange on the Site Set Up plan in section 7.

Access to the three separate site areas will be required as shown on the outline traffic management plans below. A fully detailed Traffic Management Plan will be issued as the project progresses which will incorporate the various phases of construction.

Enabling and site up works to create the temporary BoH facilities and site compound will be progressed during the Theatres Dark Period over the summer.

Various small works are also required during the summer dark period such as the foyer Kitchen refurbishment, BoH ramp and walkway, and temporary stage 'get in'.

Demolition of the existing building including the removal of Asbestos will adhere to a 2 hour on – 2hour off working sequence Monday - Friday normal working hours.

Construction works will cease from late November 2025 until early January 2026 to accommodate the Pantomime season.

New build superstructure and envelope works will progress from early January 2026 until late September 2026.

The new access bridge will be completed during the period between late September and early November to avoid the 2026 Pantomime season.

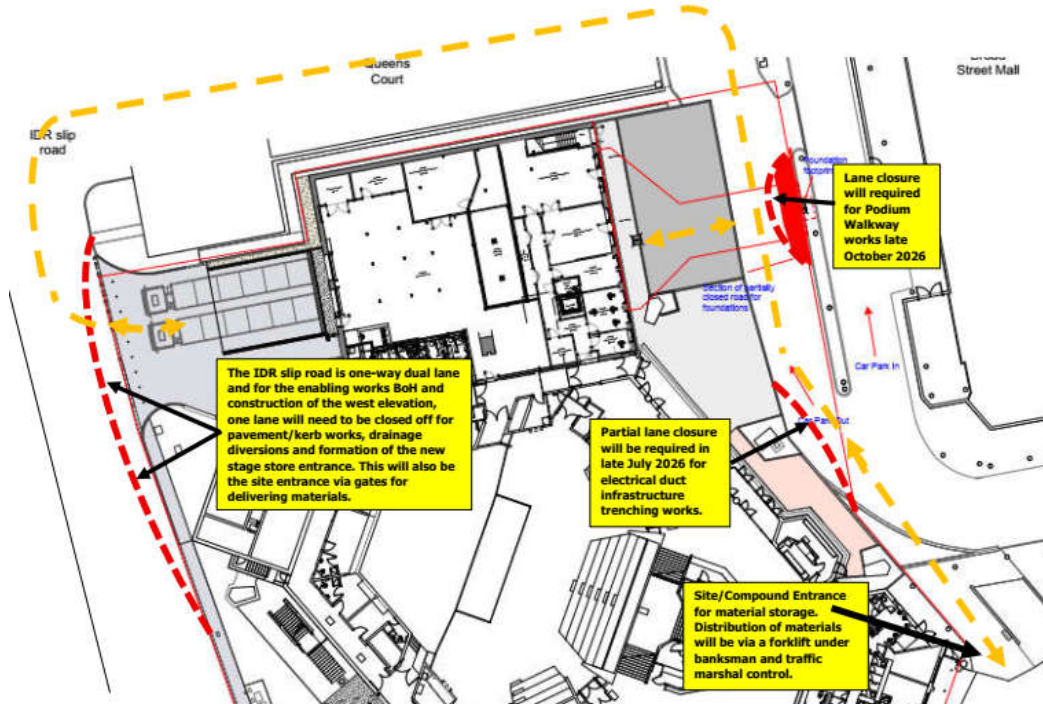
Internal works will follow on and run through the 2026 Pantomime season until completion in Spring 2027.

Running parallel with the new build works, and mainly during the Theatres summer Dark Period will be the upgrading of the existing theatres M&E systems to incorporate the new ground source heat pumps.

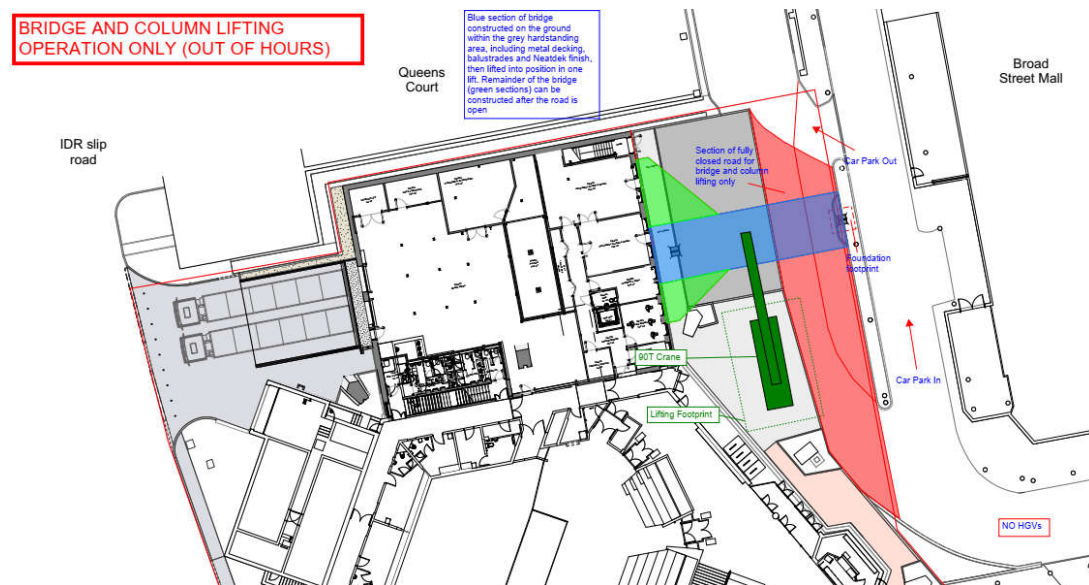
External works, retaining walls and concrete aprons to existing and new build areas will also progress during late Autumn 2026.

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Access to site areas and adjacent road lane closures to accommodate the Podium Walkway foundation and pavement works.



Road closure for Bridge and column Lifting Operation, one day only which will only impact HGV / Lorries as cars can still access the route via the diversion.

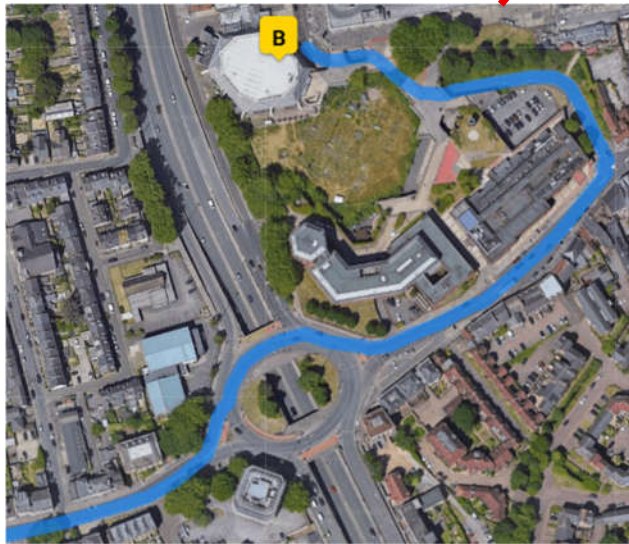
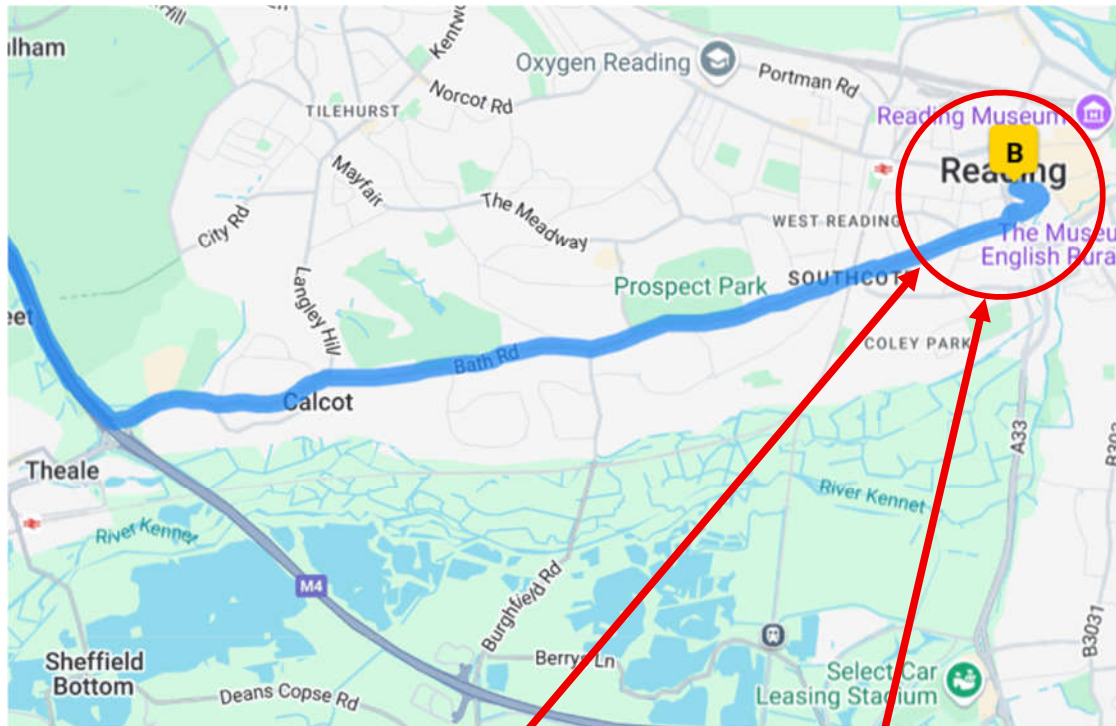


May 2025



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Below is the site access route for the proposed works from the West.
Route to the site compound will be signposted from Castle Street mini roundabout.
Site Access Route from the M4 junction 12, follow Bath Road, option 1) across the A329 IDR roundabout to Castle Street, take the first left at the mini roundabout and follow the FCL signs or 2) turn left at the main roundabout onto the IDR northbound to the ChathamSt/Friar St roundabout and take the IDR southbound to the Broad St Mall slip road and site.



or



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To avoid construction traffic congestion and nuisance in the surrounding area all suppliers and contractors will be made aware of the traffic routes as shown above.

Heavy plant and deliveries/collections will be planned in advance.

The storage of this equipment and skips, etc will be within the site boundary.

All vehicles to go off site will be loaded on a hardstanding within the site boundary to keep the vehicles leaving site as clean as possible.

The site entrance and site haul road will be maintained and kept clean and clear.

Wheel wash facilities will be provided.

For environmental and road safety all material containers leaving site will be appropriately covered to avoid dust escape, and soiling of the roads and highway.

11.0 Construction Equipment & Vehicles.

- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices.
- Using ultra low sulphur fuels in plant and vehicles where possible.
- Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturers recommendations and records maintained for the work undertaken.
- All project vehicles, including off road hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class.
- All commercial on road vehicles used in the construction must meet the European Emission Standards pursuant to the EC Directive 98/69/EC (Commonly known as Euro Standards) of Euro 3 during works.

Prior to undertaking of the works a full schedule of conditions will be compiled and retained for records purposes. Should any reinstatement be required on completion of the works this will be carried out by licensed contractors.

Roads and footpaths adjacent to the site will be always kept clear of mud and debris.

To eliminate the risk of material being transferred onto the roads, the following will be employed on site: -

- Areas of the site will be treated with new hardstanding where vehicle movement will be carried out.
- Manual wheel washing to be carried out if required on vehicles leaving the site.
- All vehicles will be inspected before departing the site to ensure they are clean and to avoid mud and debris migrating onto the public highway.

12.0 Site Operational Hours.

Construction working shall not take place outside the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays without prior LPA approval.

Site Contact – Nick Vincent Project Manager Tel: TBC

Site Contact – Vinny Franklin Site Manager Tel: TBC

Head Office Contact – Trevor Pike Contracts Manager Tel: 01635 277100

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During normal working hours of the site, contact will be made directly with our Project Manager. The site and compound will be covered by a 24/7 CCTV monitored system. Outside of normal hours, there will also be a Feltham Construction **Out of Hours Coordinator on 01635 277100** who will take a message and have access to local labour, should it be needed for any tasks. Deliveries will be scheduled to minimise disruption during peak hours.

13.0 Daily Traffic Movements.

Considering the vehicle movements noted on pages 12 and 13 during the construction period it is estimated that the typical daily traffic movements will have a minimal impact.

Site vehicular movements will be minimised where possible to avoid typical rush hour periods from 8.15-9.00am and 4.00 – 5.15pm.

The busiest periods for vehicle movements will be during the ground works period June to September 2025, and demolition period from mid-August to early October 2025 when at its peak are likely see 4-6 HGV movements per day.

The Substructure and Superstructure works from January 2026 to October 2026 could at peak times see 2-4 HGV movements per day, but this will be sporadic over the period. There will also be periodic crane attendance from January 2026 to late October 2026 which will be under separate traffic management and RAMS.

Light goods vehicle deliveries are likely to be constant with 5-10 LGV movements per week during the entire construction phase from June 2025 to completion in Spring 2027.

The site is readily accessible by cycle with an area of the compound being set aside for the storage of cycles.

Where possible contractors will be encouraged to use public transport and use local labour to help mitigate construction impacts.

There is limited parking available on site.

If required, staff and contractors will park in local car parking areas.

14.0 Environmental Protection during the Construction Works

Waste

Skips will be located within the site boundary, with segregation of waste being carried out by our licensed waste contractor partner in line with our ISO14001 Environmental Management System.

A review of the wastes, including their respective European Waste Catalogue (EWC) Codes are outlined below:

EWC Code - Waste Description

- 17 01 01 – Concrete
- 17 01 07 - Mixtures of Concrete/Bricks/Tiles/Ceramics
- 17 02 01 – Wood
- 17 03 02 - Bituminous Mixtures
- 17 04 07 - Mixed Metals
- 17 04 11 – Cables
- 17 08 02 - Gypsum Based Materials

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17 09 04 - Mixed Construction & Demolition Waste
17 05 04 - Non-Hazardous Soils, Stones & topsoil
17 05 03 - Soils and Stones Containing hazardous substances
20 02 01 - Biodegradable Waste

Noise

All plant that operates on the site will be fitted with noise suppression equipment such that noise levels do not develop over 85db 1 m beyond the perimeter of the works.

HSE guidance suggest that this is a safe level for maximum exposure to construction noise, defined as daily or weekly exposure (LEP,d or LEP,w) of 87 dB and peak sound pressure of 140 dB.

Daily noise monitoring at the perimeter of the site will take place using a class 2 handheld noise monitor with reference to BS 5228-1:2009+A1:2014 Code of Practice on construction noise using best practice methods to reduce noise as far as practicably possible.

While BS 5228 doesn't specify exact maximum noise levels, it provides guidance on how to assess and manage noise levels to avoid significant adverse impacts.

The type of plant, equipment and construction techniques are to be selected to reduce noise production.

Before works on site commence, all contractors should make available for inspection a Method Statement and Risk assessment.

Site Rules are included in the induction and site management will also ensure:-

- Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily
- No swearing, bad language or unnecessary shouting on site
- No other noise sources are allowed on site, which are not connected with the works.

An early establishment of relations will be conducted and maintained throughout the scheme of site work between the development team and the community.

Good relations can be achieved and maintained by providing regular clarification of expected works with timetables and by treating complaints fairly and expeditiously.

Occupiers of nearby properties should be informed in advance of specific works taking place that may be considered highly noise sensitive, including the duration and likely noise and vibration impacts. In the case of work required in response to an emergency, the local authority and residents will be advised as soon as reasonably practicable that emergency work is taking place.

If any operation is likely to generate noise levels above the accepted thresholds at the site perimeter and it is not possible to reduce the level, then residents will be consulted to ensure that the works are programmed to minimise disruption. To this end, it has been agreed with the neighbour to the north of the Studio Theatre that the demolition of the existing back of house will be carried out at 2hrs on, 2hrs off of operations to mitigate the noise impact on the nearest properties. The construction scaffold on the north elevation will also be wrapped to help reduce noise impact.

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As part of the planning process for the works and to ensure that noise is kept to a minimum, the following points will be utilised to reduce the effects of noise on site:

- Ensure all mechanical equipment have silencers always fitted
- Ensure sound insulation is maintained where provided to equipment
- Locate noisy equipment behind baffles and / or away from work areas
- Liaise with the client and nearest neighbours when noisy activities are to take place
- Reduce noise levels at source wherever possible
- Form enclosures for noisy equipment
- Regular inspection and maintenance of plant
- Use of alternative methods where appropriate and practicable
- Provision of ear protection to operators and designate ear protection

Dust

All operations that are likely to generate dust will be assessed and suitable method of dust suppression be introduced to control contamination of the local environment. All loads travelling to and from the site will have their loads covered prior to entering the public road system.

The following measures will be implemented by the site management team:-

- Sheeting lorries delivering or collecting material to/from site.
- Locating stockpiles away from site boundaries (where possible), dampening down and covering where necessary.
- Dampening down haul roads with water when necessary.
- Use of wheel washing facilities if required to prevent spread of dust from the site and the transit of material onto the public highway from where it may give rise to dust that could impact others.
- Using water in cutting and grinding works.

The access road into and out of the site will be monitored for excessive dust build up. Should surface dust build up then the road dampened and swept as required.

Bonfires and burning of waste materials is prohibited on site.

Spillage

All fuel will be stored in double bunded tanks, and all refuelling will be carried out in a designated area on an impervious base with bunded sides.

Spill kits to be always available at all works areas.

Construction Lighting

In determining the lighting arrangement on site, consideration will be given to neighbours and other sensitive receptors that may experience a nuisance by light.

Where appropriate, measures will be implemented to reduce obtrusive light.

In general, it is anticipated that there will not be any need for working to take place during hours of darkness.

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In general, there will not be any construction works being carried out at night.
During the one-day bridge/walkway installation works as shown in section 10 there may be a need to complete these works out of normal working hours to reduce the impact of disruption to the local road infrastructure. This element of work will fall under a specific traffic management plan and RAMS.

Where appropriate the following measures will be considered for implementation:

- Dim or switch off lights where it is safe to do so
- Use specifically designed equipment
- Position lights sensibly

Ecology

The ecology management of the site will follow the guidance and recommendations of the B Sussed BREEAM Assessment.

There is no evidence to date of invasive species on the subject site.
Vigilance shall be maintained for evidence of such species and is identified will be addressed through specific mitigation measures in an updated version of this CEMP.

CONDITION 25

Prior to the commencement of construction, an Employment, Skills and Training Plan for construction skills shall have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in accordance with the approved plan.

REASON: to ensure that the relevant economic development services including employment, skills and training development initiatives are implemented in accordance with Policy CC9 of the Reading Borough Local Plan 2019 and the Employment, Skills and Training SPD 2013

Supporting Documents:

Construction Employment and Skills Plan by Feltham Construction



Development of Hexagon Studio Theatre, Reading

Construction Employment and Skills Plan

On 27th March 2024 Reading Borough Council (RBC) were granted Planning Permission (Application No 240063 dated 24th April 2024) for the redevelopment of The Hexagon Theatre, Reading to extend and repurpose parts of the existing building which is the town centre's leading multi-purpose arts venue.

The planned development is for additional performance, rehearsal and community space to serve local residents, with end users identified as arts and creatives businesses. The work will be carried out by Rise Contracts Ltd and the expected construction period is 18 months starting from July 2024 at a cost of £9.3m. Peak on-site activity is expected around week 40.

RBC Developments, through its contractor Rise Contracts Ltd, is committed to deliver a specific training and employment programme that generates social and economic benefits for the local population, particularly in relation to recognised skills gaps in construction in the local area. As such, an Employment and Skills Plan (ESP) has been developed in line with the guidance contained in Reading Borough Council's Employment Skills and Training SPD (April 2013) and through initial discussions with Reading UK CIC t/a REDA (the Council's delivery partner).

The following Employment and Skills Plan sets out the commitment to maximise the opportunities for the local community.

Construction ESP	Action	Comment
Target		
Apprenticeships (19-24 years) Target – 2	Feltham Construction Ltd will encourage their supply chain to consider apprentices from the Reading area. Feltham will log this request in their subcontract orders, we will liaise with the relevant contacts within Reading and communicate this with the relevant subcontractors.	It is more likely that apprenticeships will be offered to Reading residents by companies situated in the Reading area, and where possible Feltham Construction Ltd will promote the use of local sub-contractors. Feltham construction Ltd will advise of any apprentices working on site, in which trades, to support good practise in construction.

Progression into employment – (Unemployed people 18+) sector based work academy (sbwa or swap) Target - 10	Develop an SBWA (or similar pre-employment training) for up to 10 local people – to include work experience and interview practise.	Reading UK CIC to work with Feltham Construction Ltd to develop a programme for more skilled workers – work experience / work shadowing could be provided for roles such as document control / site foreman / QS and could be aimed at college or university students. Potential to support less skilled unemployed people with support for a DWP / New Directions led CSCS course. Owing to the enhanced risks associated with young workers on site, it will be challenging to provide broad insights to site activities for students below the age of 18. These workers should be assisted at all times as stipulated with our work guidelines.
Progression into employment for local people 18+ years. – No target defined	Feltham Construction Ltd will support, where feasible, the employment of local sub-contractors and local unskilled labour. We will promote this by hiring from local agencies where possible. Feltham Construction Ltd will identify possible temp roles for forklift drivers, banksmen, general labourers and office/admin staff.	Reading UK CIC to discuss with local DWP Job Centre the potential for any local unemployed to gain unskilled jobs on site. (subject to age and CSCS qualification) CIC to introduce DWP Job Centre in timely fashion for late September start. Feltham Construction Ltd to initiate contact with the Local Job Centre and give rough dates of who and when labour will be required.
Approximately <u>46 students</u> from local school/college/ university to visit construction site	Feltham Construction Ltd to host visits from a local Reading school and possible university – target of 46 pupils, this could identify a diverse range of careers in construction. With permission from the Hexagon we could add a visit to explore specialist careers within the theatre projects.	Reading UK CIC to introduce Feltham Construction Ltd to local schools and facilitate visits with the aim of introducing young residents to the world of construction and future career possibilities. Potentially facilitating Education Business Partnership school visits

Target	Action	Comment
Work Experience 16+ years.	Having minors (under 18 years old) is problematic on site for H&S reasons as minors require supervision at all times. This will mean that work experience will primarily be site office bound. Feltham Construction will endeavour to offer work experience placement in conjunction with the theatre in order to make the experience worthwhile and interesting	Reading UK CIC to work with Feltham Construction Ltd to develop a programme for more skilled workers – work experience / work shadowing could be provided for roles such as document control / site foreman office duties / QS / and could be aimed at college or university students for broader experience. We also promote gap year students within our team to enable a broader experience of their construction Journey. CIC to work with partners within the construction industry and join up young people seeking work experience with Feltham Construction Ltd if opportunity is provided.

Target	Action	Comment
Low Carbon Training	FCL will deliver training to our workforce elevating standards / qualifications for trainees and apprentices through recognised Health and Safety training alongside recognised Apprenticeship trainings schemes. These will be recorded and focus on developing and improving standards for growth. Typical Activities:	Feltham Construction Ltd carries out regular inspections and tracks all workers certificates, which allows for planned training for the whole work force as and when needed. This keeps us focused at all times on the works or safety issues prevalent at the time. These training sessions will be either on-line or given on site.

	• Work at height • Abrasive wheels • Scaffold awareness • Asbestos Awareness • Slips Trips and Falls • Confined Spaces • PPE • HAVs Hand Arm Vibration	
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Signed:

Trevor Pike
On behalf of: Feltham Construction Ltd

Date: 03rd June 2025

Signed:

On behalf of: Reading UK CIC t/a REDA

Date:

Signed :

Signed:

On behalf of: Reading Borough Council

Date:

Contractor (Rise Contracts Ltd), economic development company (REDA) and developer (RBC) to sign