

101 OXFORD ROAD, READING, RG1 7UD

230319
DISCHARGE OF CONDITION 4

CONSTRUCTION METHOD STATEMENT

Rev
1-20-08-25

The following is a Construction Method Statement in compliance with Condition 4 of the planning permission 230319 dated 15 October 2024.

The project is for the construction of a single detached dwelling. The house is two storey with a bedroom and bathroom in the roof space. and as such is a small and simple build.

a) The parking of vehicles of site operatives and visitors

The project is small and the site does not contain any off road parking. The southern boundary wall is listed and has to be kept unaltered. The site is a disused car park within the grounds of 101 Oxford Road.

The new house is set back from the front boundary wall and has space for all necessary scaffolding. The contractor will apply for parking bay closures to enable the offloading of materials.

Operatives will park in public car parks.

b) Loading and unloading of plant and materials

All lorries delivering plant and materials will use adjacent parking bays and offload by HIAB crane off the lorries directly into the garden space which is owned by the applicant. Plant will be removed from site as soon as its use is not required. Refer to CMS Plan..

Smaller vans making deliveries will park on the adjacent parking bays while offloading.

c) Storage of plant and materials used in constructing the development

Large plant is not required. Small plant and materials will be locked in a secure metal container. Heavy Materials such as bricks and block will be stored on site in the open by the timber fence. Refer to CMS Plan

d) The erection and maintaining of security hoarding including decorative displays

The site is surrounded by buildings and high walls. Accordingly hordings are not required as all work is within the site curtilage.. A timber fence will be located on the boundary on the east side of the site to close off the site from the Listed Building garden. There will be no decorative displays.

e) Wheel washing facilities.

The site has an external tap for a hose. This will be used on the southern side of the site to ensure that muddy vehicle wheels will be cleaned with a pressure washer before leaving site as necessary. However, no vehicles will go on site so this should not be needed.

f) Measures to control the emission of dust and dirt during construction

A hose will be used to damp down the ground in dry conditions when necessary.

Saws and disc cutters should be fitted with extractor bags to catch dust when being used in the open.

g) A scheme for recycling/disposing of waste resulting from demolition and construction works

There are no demolition works on the site.

It is planed that two skips will be used, one for recycled waste and one for general waste. Both will be taken from site by an authorised skip company

h) Pest Control

The on drain connection will be capped off when installed until final connection to the facilities.