

110 NORCOT ROAD, TILEHURST, READING, RG30 6BT

ERECTION OF 2 BED DETACHED BUNGALOW

CMS Construction Method Statement

INITIAL WORKS

The appointed contractor shall be provided with all the documentation and be familiar with the project before work commences. A principal individual shall be nominated to administer requirements and a secondary operative shall be appointed in the absence of the primary appointee.

PARKING

Vehicular Parking for Site Operatives is available within the areas indicated (See Construction Site Plan). A Visitor Parking Bay is also indicated and the Recreation Road Car Park is also located within walking distance of the site (0.4 Miles), however public transport will be encouraged where possible (Reading Bus Route (Purple 17) is located directly adjacent to the site). No Parking shall take place on the highway at any time throughout the duration of the project.

UNLOADING & LOADING OF PLANT AND MATERIALS

An area for storage of materials has been designated on the Construction Site Plan and this area only shall be used at all times; where possible, Materials are to be called to site and used as soon as possible. Vehicles arriving for delivery of materials shall have a Banksman in attendance for the purposes of Driving in/reversing from the site, and re-entering the highway and ensuring the highway and footpath is kept clean and free of debris. Vehicles/Plant leaving the site shall be subject of a wash down procedure.

TIMES & ROUTES

Deliveries to be scheduled with Site Manager to arrive to site outside of Peak traffic hours (7am to 9.30am and 4pm to 7pm) to ensure minimal traffic disruption. Roadside deliveries to be prohibited (Red Zone) and suppliers are to be made aware of this. Designated routes to site shall be stipulated to suppliers. Deliveries will not be made before 8am or after 6pm (Monday to Friday) and before 9am or after 1pm on Saturday and no work is permissible on Sundays, during public or bank holidays.

EXTERNAL WORKS

Utility & Services connections into site to be made by others as necessary (Electricity, Gas, Water). Where applicable, works relating to these services will be carried out by the relevant service authority in accordance with their own detailed method statements. The locations and routes of all services will be agreed prior to work commencing. Any Footpath closure to be agreed in advance of works commencing.

CDM REGULATIONS

The contractor who will be appointed by the client will be responsible for the day to day management of Health and Safety risks during the process of construction. He will need to review and approve method statements and risk assessments etc including monitoring construction phased operations including initial review of all operatives and subcontractors to ensure they have the skill to carry out the work as proposed. Liaison with the principle designer will be required as necessary

WATER SUPPLY

A new water supply (including a temporary standpipe) is to be brought into the site (Application to be made to Thames Water)

The minimum depth of the pipe will be 750mm (max. 1350mm) and it shall be ducted and insulated where it enters the building to BS 5422. External stop cock shall be placed in the footpath adjacent the principal Elevation. The internal stop valve shall be positioned so that it is easily accessible.

ELECTRICITY & GAS SUPPLY

New supplies to site to be provided. The positioning, width of trench and depth of the new supplies relative to the reduced dig to be agreed with the main contractor.

NOISE CONTROL

The Contractors responsibilities will be to ensure the work is carried out with minimal impact on immediate residents. To do this noisy procedures such as excavations etc. shall be programmed such that they only occur between the hours of 9am and 4pm. Plant shall be selected that provides appropriate suppression of noise and the process shall be monitored throughout the construction period (see below).

SITE SECURITY

Allow to provide Herras style or equivalent self supporting mesh panel Fencing/hoarding to the Site Boundaries where necessary. Front access to be provided Lockable Site Gates (inward opening) to be secured as soon as work is complete. Access into the site to be controlled by a Gateman/Site Manager with incoming/outgoing visitors recorded as necessary. Site Security Fencing generally to be kept clean & free of any Graffiti/Posters.

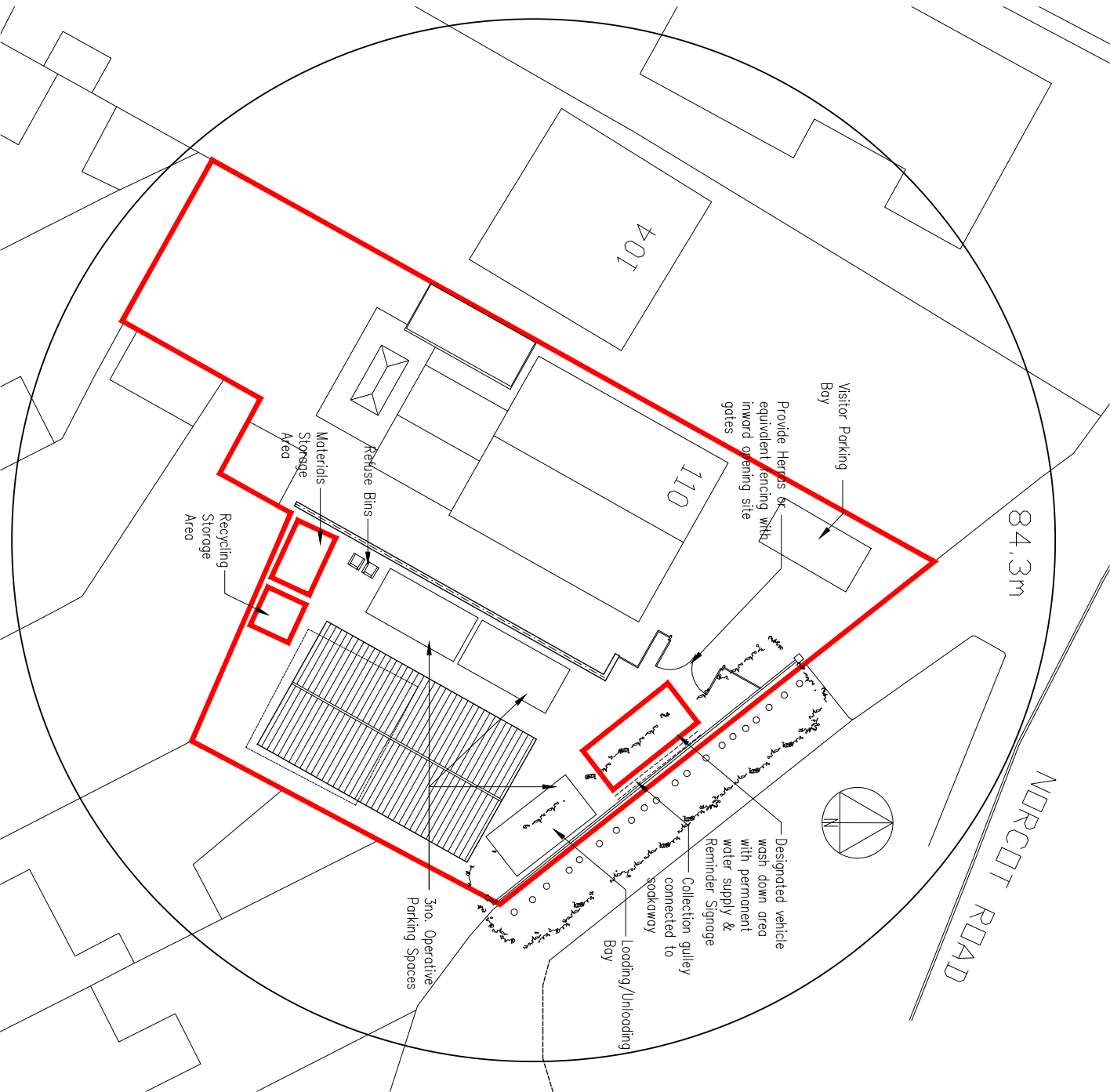
WASTE & RECYCLING

Provision shall be made for removal of waste materials for recycling, with a designated Waste Storage area (see Construction Site Plan). Recycling to be managed by designated Waste Removal contractor who will be appointed before work commences and the appropriate waste bins will be monitored by the site manager as work proceeds.

DUST & NOISE POLLUTION

Site operatives to appropriate PPE for the activities being performed. All operations likely to produce excessive dust to be subject to a 'damping down' procedure.

Noise levels to be monitored throughout the construction. Activities to be risk assessed and controlled as necessary in accordance with BS5228-1. Activities likely to cause disturbance to residents are to be restricted to 9am to 4pm Monday to Friday, and 9am to 1pm Saturday (No works to take place on Sunday or Bank Holidays)



NOTES

Refer to Construction Method Statement provided with this drawing additional information

PARKING
Visitor Parking for Site Operations is available within the access shown. Additional (free) Visitor Parking is available if required by the use of public transport. It is the responsibility of the Contractor to ensure that no parking shall take place on the highway at any time throughout the duration of the project.

UNLOADING & LOADING OF PLANT AND MATERIALS

A storage area for materials has been designated on the site layout plan and this area only shall be used at all times. Vehicles/Plant leaving the site shall be subject of a wash down procedure before leaving. Vehicles arriving for delivery of materials shall show a bankman in attendance for the purpose of reversing from, and entering the highway and ensuring the highway is kept clear.

TIMES & ROUTES

Deliveries cannot be made to site before 8am or after 6pm Monday to Friday and no deliveries before 9am or after 1pm on a Saturday (No work permissible Sundays or Bank Holidays). Roadside deliveries are prohibited and the Site manager is to ensure all suppliers are aware of this (Red Zone). Designated routes to site shall be stipulated to suppliers.

WATER SUPPLY

A new water supply (including a temporary stand pipe) is to be brought into the site where applicable (Thames Water Developer Help Desk 0845 650 2777). The minimum depth of the pipe will be 750mm (max. 1350mm) and it shall be ducted and insulated where it enters the building to BS 5422. External stop cock shall be placed in the footpath adjacent to the kitchen. The internal stop valve shall be placed so that it is easily accessible.

ELECTRICITY SUPPLY

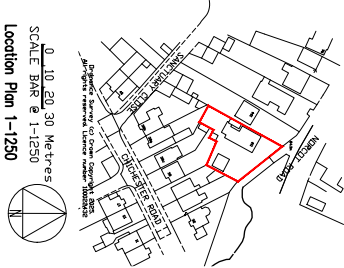
Provision is to be made for the supply of electricity to the site. The positioning, depth and depth of the new supply relative to the red line is to be agreed with the main contractor.

SITE SECURITY

Allow to provide HERRAS style self supporting mesh panel fencing/hoarding around the Site Boundaries where necessary. Front access to be maintained with lockable Site Gates to be secured as soon as work is complete. Site Security fencing generally to be kept clean & free of any graffiti/posters.

WASTE & RECYCLING

Provision shall be made for storage & removal of waste materials for recycling in the positions shown.



0 10 20 30 Metres
SCALE BAR @ 1:1250
Location Plan 1-1250

GREEN
Building & Design Consultants
Planning, Building Regulations & Structural Design
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REVISIONS	Date
No. Description	
A Construction Site Plan added	26-09-2025

006 TITLE
110 Norcot Road
Tilehurst

TITLE
Construction Site Plan

SCALE 1:100 1:1250 DATE August 2025 DRAWING No. A