

The Keen Partnership
The Courtyard
Edinburgh Road
Reading RG30 2UA
Tel: 0118 9510855
emma@keenpartnership.co.uk

Ref Application No: - **211813**

Application Type: Discharge of Conditions

Date: 18-11-2025

SITE CONTACT – Rumi Jutla, 0118 959 5859, ssjutla@euro-link.com

CONSTRUCTION METHOD STATEMENT FOR DISCHARGE OF CONDITION 4, FOR PLANNING APPLICATION REF: 211813 FOR 58 KING'S ROAD, READING, RG1 3AA. REV A.

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1. THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

There will be no on-site parking for site personnel or visitors, except for a single space allocated to the Site Manager, which is shown on the Construction Management Plan (CMP) drawing.

All site operatives will be informed in advance of arrival that there is no parking provision on-site or at Crane Wharf. They will be advised to travel to site using public transport, walking, or cycling, with secure bicycle storage provided on-site.

Site operatives employed by Main-Contractors will be advised through their Employers. Each Sub-Contractor will be advised of the restrictions at the time of Tender and the restrictions to parking area only will be incorporated in the terms of the Sub-Contract Order.

Main contractors will notify their operatives of the restriction, and all subcontractors will be advised at the tender stage, with parking restrictions formally incorporated into the terms of their sub-contract orders.

Consultants and visitors will also be notified in advance that parking is not permitted on Crane Wharf, and they will be expected to use nearby public car parks or public transport connections.

Parking on Crane Wharf, to the rear of the site, is not permitted; there is no off-street parking available and public transport will be used.

This restriction is intended to prevent obstruction of access roads and ensure full compliance with planning conditions and highways safety regulations.

Construction Method Site Plan in accordance with BS5837:2012 and the approved arboricultural recommendations for the discharge of conditions Application No: - 211813

2. LOADING AND UNLOADING OF PLANT AND MATERIALS

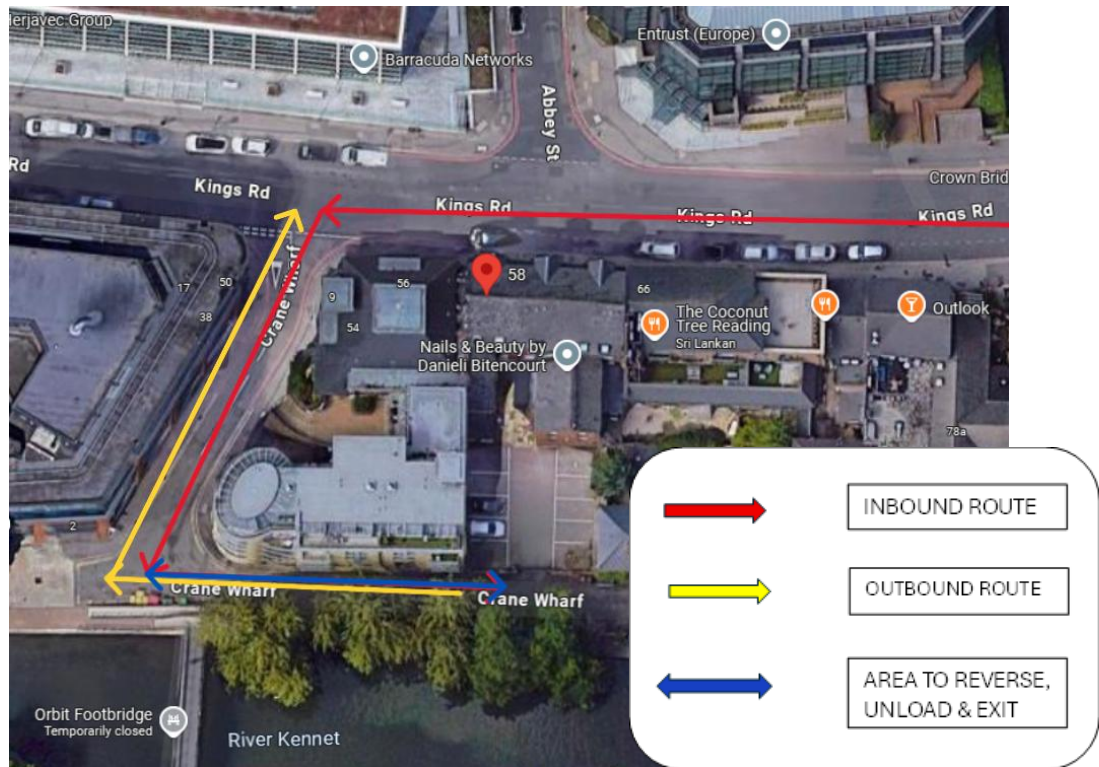
All loading and unloading of plant and materials will take place to the rear of the site via the existing vehicular access off Crane Wharf. This route has been selected to ensure safe and unobstructed handling of materials while avoiding disruption to Kings Road and neighbouring properties.

Deliveries will be restricted to small vehicles (up to 7.5 tonnes). Delivery vehicles will reverse under supervision to the rear gated access point, where unloading will take place within the site boundary. Upon completion, vehicles will exit the way they entered.

A trained banksman will always be on-site to supervise reversing and unloading activities, ensuring the safety of pedestrians and nearby residents.

To minimise traffic impact and disturbance to neighbours, deliveries will be restricted to between 10:00 AM and 2:00 PM on weekdays only. Nearby residents will be notified in advance of these delivery windows.

All materials will be stored securely within the defined compound area shown on the CMS plan, and no materials will be deposited or left on Crane Wharf or the public highway at any time.



Traffic route map with key to show inbound construction traffic, area to reverse, unload and exit, and outbound route

3. STORAGE OF PLANT AND MATERIALS

All plant and materials will be stored **within the secure compound area on site**, as shown on the Construction Management Plan (CMP).

No plant, equipment, or materials will be stored on the **public highway or footway** at any time.

Storage areas have been carefully located **outside of any tree Root Protection Areas (RPAs)**, in full compliance with the approved Arboricultural Method Statement (Rev B) and mitigation drawing PB/MIT-21/12.10/REV.A.

Materials will be kept in an **orderly and secure manner**, with suitable containment for loose or dusty items to minimise pollution and ensure site safety.

4. THE ERECTION AND MAINTANANCE OF SECURITY HOARDINGS/ ERECTION OF TREE PROTECTION FENCING.

Security Hoarding

Prior to any site activity, BS1722-compliant timber hoarding will be erected around the site boundary to secure the working area. The hoarding will:

- Be maintained in good condition throughout the construction period
- Be regularly inspected for damage, graffiti, or fly-posters, which will be promptly removed
- Include contact details for the main contractor and site manager

Where hoarding overhangs or encroaches onto the public highway or footpath, the necessary Highways Licence will be obtained in advance from Reading Borough Council.

The extent and location of hoarding is shown on the submitted CMS plan.

Tree Protection Fencing & Ground Protection

All tree protection measures will be implemented in accordance with the approved Arboricultural Method Statement (Rev B, June 2022) and the tree protection drawing PB/MIT-21/12.10/REV.A and are fully reflected in the updated CMP Plan (Rev A) prepared by the project architect. All measures will comply with BS5837:2012.

- BS5837-compliant tree protection fencing will be installed before any site clearance or works begin, in the exact locations shown on the approved drawing PB/MIT-21/12.10/REV.A and on CMP Plan Rev A.
- The fencing will clearly demarcate the Root Protection Areas (RPAs) and will remain in place for the entire duration of the construction phase.
- No construction activity, storage of materials, plant movement or access will occur inside the fenced-off areas.
- Where any construction traffic or working area must pass through an RPA, temporary ground protection (such as DuraDeck/MegaDeck panels laid over 150 mm of woodchip or sharp sand) will be installed prior to access and maintained for as long as needed.

- All fencing and ground protection will be installed and signed off following a pre-commencement inspection by the project's appointed Arboricultural consultant, with ongoing monitoring at key stages.

Both the security hoarding and the tree protection fencing/ground protection will be kept in good condition and maintained to the satisfaction of the Local Planning Authority throughout the works.

- All services to be terminated within the site.
- All new services to be connected via King's Road.
- No new services will be connected via Crane Wharf (rear access to the site).
- All excavation will take place within the site i.e. outside RPA
- The repositioning of the lamppost and lifebuoy strictly undertaken as per paragraph 10.7 of the Arboricultural Statement BS5837:2012.

5. WHEEL WASHING FACILITIES

Wheel washing facilities will be provided via a jet wash next to the entrance.

WHEEL WASHING FACILITIES (Revised)

To prevent mud and debris from being deposited onto the public highway, wheel washing facilities will be provided at the rear entrance of the site, as marked on the CMP plan.

- The system will consist of a manual jet wash and/or wash-down area with gravel base, located just inside the site gate.
- All construction vehicles, particularly delivery lorries and plant, will be required to pass through the wheel wash area prior to exiting the site.
- A hardstanding/gravel pad will be laid to reduce mud build-up, and a dedicated operative will carry out wash-down as needed.
- Runoff water from washing will be contained within the site using a sediment trap or filtered soakaway to prevent polluted water entering public drains or nearby rivers or watercourses.

- The Site Manager will inspect the wheel wash zone daily and keep records. A mechanical road sweeper will be used if any tracking occurs outside the site boundary.

These facilities will remain in operation throughout the construction period.

6. SERVICES AND UTILITIES INSTALLATION (Including Drainage in RPA).

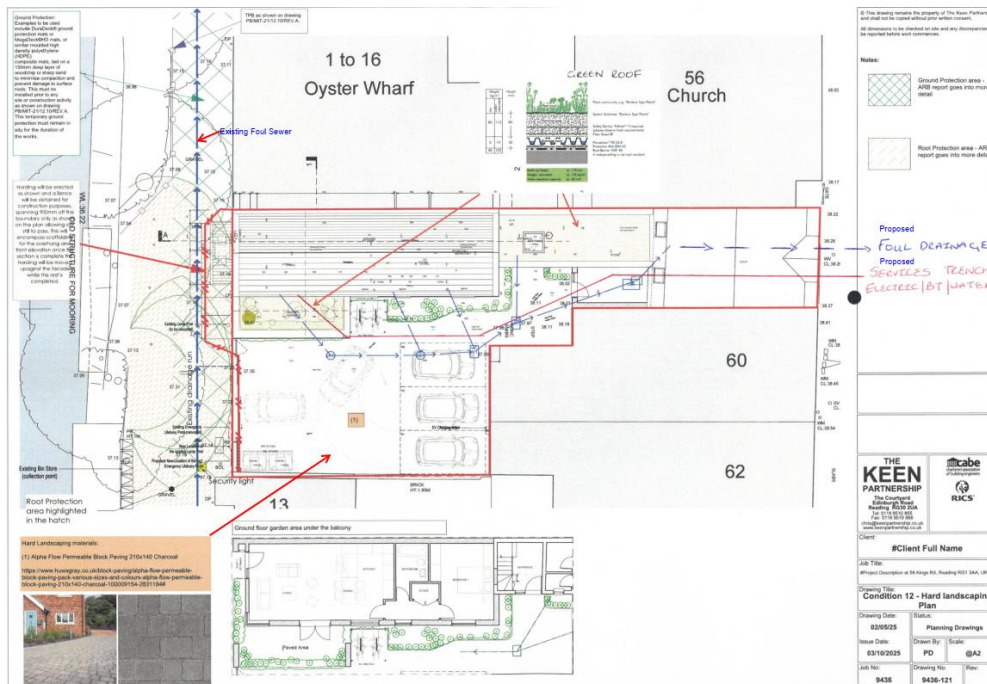
The drainage and utilities strategy has been carefully designed to avoid conflict with tree Root Protection Areas (RPAs), in accordance with the approved Arboricultural Method Statement (Rev B, June 2022), drawing PB/MIT-21/12.10/REV.A, and the updated drawing number 9436-121.

- No trenching or excavation will take place within RPAs.
- Service routes, including water, gas, electric, and drainage, are clearly shown on drawing number 9436-121 (attached) and the submitted Asset Location Plan, which also shows how connections extend beyond the site boundary to existing mains.
- Wherever possible, existing service runs will be reused to minimise ground disturbance.
- Any changes to the routing or installation method will be agreed with the Local Planning Authority before work begins.

We believe these measures ensure full compliance with BS5837:2012, the approved Arboricultural statement, and all relevant planning conditions.

The drainage and utilities strategy has been developed to avoid conflict with tree Root Protection Areas, in accordance with the arboricultural report and BS5837:2012.

All service connections are routed to the front of the site (King's Road) and avoid any works or excavation within RPAs or through Crane Wharf.



Drawing number 9436-121

- Hard Landscaping and Drainage Compliance.

The hard landscaping details are shown on Drawing No. 9436-121 (Condition 13 – Hard Landscaping Plan) prepared by the project architect.

- Surfacing includes Alpha Flow Permeable Block Paving (210x140, Charcoal), which allows for sustainable drainage in line with SuDS principles.
- The layout ensures no encroachment on Root Protection Areas (RPAs)
- The hard landscaping plan also includes security fencing, wheel washing, and clearly demarcated storage, access and parking areas.

These details are intended to address and satisfy the requirements of Condition 12 of the planning approval and demonstrate alignment with Policy CC7 of the Reading Borough Local Plan (2019) regarding high-quality, functional, and sustainable external spaces.

7. MEASURES ON SITE TO CONTROL THE DEPOSITION OF DIRT/ MUD ON SURROUNDING ROADS DURING CONSTRUCTION.

The following measures will be implemented to prevent the deposition of mud, dirt, and debris on surrounding roads and footpaths during construction:

- Wheel washing facilities will be installed at the site entrance off Crane Wharf to clean vehicle tyres before exiting the site (see Section 5)
- A gravel pad or rumble strip may be used to help dislodge loose material
- The access road and footpaths will be inspected daily by the Site Manager
- Manual sweeping and jet washing will be undertaken as necessary
- A road sweeper will be arranged if any mud is observed on the public highway

A pre-commencement photographic condition survey of Crane Wharf and the adjacent footways will be undertaken. These records will be retained and used to determine whether any damage has occurred during the works.

If damage is caused to the highway, footways, or adjacent property, the contractor will arrange for repairs to be carried out to the satisfaction of the Local Authority.

8. A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS.

All waste generated during demolition and construction will be managed in accordance with the principles of the waste hierarchy: Reduce → Reuse → Recycle → Recover → Dispose

The contractor will ensure that:

- Waste is segregated on site into relevant streams (e.g. timber, metal, concrete, packaging)
- Reuse of materials on site will be prioritised wherever possible
- Remaining waste will be removed by a licensed waste carrier, and disposed of at a registered waste management facility
- All contractors will comply with their Duty of Care under the Environmental Protection Act 1990

- Waste transfer notes and disposal records will be maintained and made available to the Local Authority on request

The site will be kept in a clean and orderly condition, and materials will not be allowed to accumulate unnecessarily. Skips will be covered when not in use to prevent windblown debris.

9. TIMES, ROUTES AND MEANS OF ACCESS INTO AND FROM THE SITE FOR CONSTRUCTION TRAFFIC AND DELIVERY VEHICLES (INCLUDING THE REMOVAL OF WASTE FROM 8. 8. THE SITE AND METHODS OF PREVENTING DEPOSITION OF MATERIALS ON THE PUBLIC HIGHWAY).

A photographic survey will be carried out of this area and local footpaths before development starts and reviewed on completion. If any damage is caused, it will be repaired to LA satisfaction.

Delivery of material including the removal of waste will be pre-arranged

Deliveries should not be made to site between 8.00am-10.00am and 2.00-6:00pm, Monday to Friday within peak traffic hours.

9. MEASURES TO MINIMIZE NOISE AND VIBRATION MITIGATION DURING WORKS.

Working Hours Noisy operations may only occur during normal working hours Monday-Friday 08:00-17:30 and Saturday 08:00-13:00. Works will not occur on Sundays and Bank Holidays.

Noise, dust and vibration will be controlled by employing Best Practicable Means (BPM) as prescribed in the following legislative documents and the approved code of practice BS 5228:

- The Control of Pollution Act 1972
- The Health & Safety at Work Act 1974
- The Environmental Protection Act 1990
- Construction (Design and Management) Regulations 1994

- The Clean Air Act 1993

General measures to be adopted by the Contractor to reduce noise, dust and vibration include:

- Erection of site hoarding to act as minor acoustic screen.
- Use of super silenced plant where feasible.
- Use of well-maintained modern plant.
- Site operatives to be well trained to ensure that noise minimisation and BPMs are implemented.
- Effective noise and vibration monitoring to be implemented.
- Reducing the need to adopt percussive and vibrating machinery.
- Bored piling techniques to be adopted to reduce piling induced vibration if required.
- Piles to be broken down using non-percussive techniques.
- Vehicles not to be left idling.
- All loads entering and leaving the site to be covered.
- Measures to be adopted to prevent site runoff of water or mud.
- Water to be used as a dust suppressant.
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation system.
- Skips to be covered.
- Drop heights to be minimised during deconstruction.
- Use of agreed wet cleaning methods or mechanical road sweepers on all roads around site.
- Set up and monitor effective site monitoring of dust emissions.
- Working hours to be restricted as required by the Local Authority.

10.DUST

In line with the requirements of the Environmental Protection Act 1990, particularly Part III on statutory nuisances, and the Control of Pollution Act 1974, all construction activities will be carried out with measures in place to minimise dust emissions and prevent nuisance to occupiers of nearby premises. These controls are also consistent with BS 6187 (Code of practice for full and partial demolition) and BRE guidance (Control of Dust from Construction and Demolition Activities, 2003). The following specific measures will be implemented as recommended by Reading Borough Council's Environmental Protection Team:

- High standard of housekeeping
- Bulk storage of potentially dusty materials located away from site boundaries/enclosed
- Potentially dusty spoil and other waste materials dampened down on a regular basis
- Suitable rubbish chutes used with care and drop heights kept to a minimum
- Activities found to be generating dust on site to be rescheduled, mitigated or stopped etc.
- All skips will be covered when not in use.
- Dust screening or hoarding will be erected around the perimeter to prevent migration of airborne particles.
- Power tools used for cutting or grinding will be fitted with on-tool extraction or vacuum suppression attachments.

11. NOISE

Under the Control of Pollution Act 1974, Part 3, Environmental Protection Act of 1990 and the Noise Regulation Act, noise is a recognised form of pollution and as such can be classified as a nuisance. The Control of Noise (Codes of Practice for Construction and Open Site) Order 1984 gives legal approval for BS 5228, parts 1 & 2, 1984. This provides information on noise and noise control on Construction Sites. Every attempt shall be made to control noise at source.

On sites where construction works are in progress everyone has a responsibility to see that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable the disturbance will be minimised/attenuated by choice of technique, timing, shielding or protection as appropriate.

Where any person is liable to be exposed to noise levels greater than 80 dB (A), they will be informed and provided with suitable ear protection. The most likely protection, in ascending order of attenuation is ear plugs, earmuffs and noise attenuation helmets. Noise will be kept to a minimum at all times and any further restrictions imposed under the terms of the construction contract will be strictly adhered to.

- Appropriate silencers/mufflers/noise restrictors fitted to plant/equipment, and only white noise reverse alarms on vehicles
- No dropping of items from height – use of appropriate lowering platforms/winches/appropriately lined rubbish chutes and skips
- Siting noisy machinery/equipment away from receptors/site boundaries e.g. generators (fitting with acoustic enclosures if necessary)
- Radios and amplified sound will not be audible beyond the site boundary.
- No or cautious use of radios/sound reproduction equipment – to be kept at a level that can't be heard by nearby receptors
- Letter drops to nearby receptors if doing works which could be particularly noisy (e.g. piling, breaking out concrete etc.) containing estimated timescale and contact details
- Turning off vehicles/equipment when not in use
- Careful selection of construction methods and plant to be used – using the most quiet but suitable method/equipment/machinery for the job
- Fixed plant and generators will be positioned away from noise-sensitive boundaries and shielded where necessary.
- All tools and plant will be well maintained, with silencers or noise restrictors fitted.
- Operators will be briefed on noise control as part of their induction and regular toolbox talks.
- Neighbours will be informed in advance of particularly noisy operations via letter drop.
- Contact details for the Site Manager will be prominently displayed on site hoarding for public queries or complaints.
- Working hours will strictly follow those approved in the planning condition:
 - Monday to Friday: 08:00–18:00
 - Saturday: 08:00–13:00
 - No works on Sundays or Public Holidays without prior agreement.

12. PEST CONTROL MEASURES

In accordance with obligations under the Environmental Protection Act 1990 and supported by best practice guidance such as the Chartered Institute of Environmental Health (CIEH) Guidance on Pest Management in Construction, appropriate pest control measures will be undertaken during the pre-demolition and demolition phases.

Where demolition is involved, the following actions will be implemented to minimise the risk of pest infestations or spread to neighbouring properties:

- Redundant drainage connections will be identified and capped off to prevent rodent ingress via disused pipework.
- Where evidence of pest activity (e.g. rats or mice) is found, a licensed pest control contractor will be appointed to carry out baiting and monitoring prior to and during demolition works.
- All waste and food materials will be securely stored and promptly removed from site to avoid attracting pests.
- Site hoarding will be kept well sealed at ground level to deter ingress from surrounding areas.

These measures will be monitored by the Site Manager, and records of any pest control treatments or inspections will be kept on file.

13. VIBRATION

All works involving vibration will be minimized, where possible eradicated by design and the use of controlled mechanical equipment. The contractor will install a monitoring system to surrounding areas and monitor levels. After discussion with party wall surveyors and depending on the activities taking place on site through the job, the monitoring levels will be set accordingly. These will activate an alarm when the limits are reached which will notify site immediately. Works can then cease and be re-assessed. Any operation involving vibration will have a HAVS risk assessment and procedures put into place to minimize the effects on personnel

14. SITE LIGHTING AND SECURITY

Temporary site lighting will be installed to ensure **safe working conditions** and provide **security** during non-working hours. The following measures will be adopted:

- Lighting will be low-level, directional and shielded to avoid spillage onto nearby residential windows or adjacent properties.
- LED lights with PIR (Passive Infrared) sensors will be used where possible to minimise constant illumination and reduce energy consumption.
- Lights will be positioned to illuminate only the site perimeter and access points, avoiding glare onto footpaths or highways in line with Institute of Lighting Professionals (ILP) Guidance Note GN01/21.
- No lighting will be directed towards trees or nesting habitats, and care will be taken to avoid impacts on biodiversity where relevant.
- A lockable hoarding gate and CCTV may be installed to further secure the site, depending on risk level and location.

15. CONCLUSION

It is our opinion that the proposed works can be carried out within a safe manner by a suitable contractor and that noise, dust and vibration can be sufficiently mitigated.

This Construction Method Statement outlines how the development at 58 Kings Road, Reading (RG1 3AA) will be managed to ensure safety, minimise disruption, and fully comply with planning conditions and best practice construction standards.

All site operations will be carried out with due consideration to:

- Local residents and businesses
- Environmental protection and pollution control

- Highways safety and access
- Noise, dust, and waste management
- Particular care will be taken to protect **existing trees and soft landscaping features**, in full accordance with **Appendix 5** of BS5837:2012 and the approved Arboricultural Method Statement for 58 Kings Road, Reading.
- The **Root Protection Areas (RPAs)** for retained trees are clearly shown in **Appendix 3 of the Arboricultural Method Statement** as **dotted zones**.

To ensure compliance with BS5837:2012 and the approved arboricultural recommendations:

- No trenching, excavation, or installation of new services will take place within these RPAs
- Existing services within RPAs will remain undisturbed, or, if work is unavoidable, they will be accessed using hand-dig or trenchless techniques under arboricultural supervision
- The drainage and utilities plans have been coordinated to avoid conflict with RPAs, and service runs have been positioned accordingly

The plan has been prepared to align with:

- The approved Arboricultural Method Statement (Rev B, June 2022)
- Site-specific requirements of the Reading Borough Local Plan
- Conditions attached to the planning approval

The appointed Site Manager will be responsible for the day-to-day implementation of this CMS, ensuring that all contractors and subcontractors are fully briefed and comply with its contents. Records of inspections, deliveries, waste removal, and Arboricultural monitoring will be retained for inspection by the Local Planning Authority if requested.

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