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Author: Richard Millar I Eng AMI Struct E

CONSTRUCTION LOGISTICS PLAN

STRUCTURAL ENGINEERS

RM DMS

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London
EC2A 4NE

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Construction Logistics Plan

2-6 WATER ROAD AND 158 DEE ROAD, READING, RG30 2NN

CONTRACTOR

Kernaja Construction Limited

12 Woodhall Lane, Watford, England, WD19 6HD

PROJECT No:25050

21 November 2025



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Date :21 November 2025
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1. Introduction

a. Developer name – Oxhey Investments Limited

Kernaja Construction Limited who are the contractor will be responsible for implementing this plan.

They will be represented by Mr Fatmir Kernaja

Contact: Tel: 07447013237 Email: fatmir1kernaja1005@hotmail.com

Kernaja Construction Limited are signed up to Considerate contractor

<https://www.considerateconstructors.com/>.

b. Existing site location and use.

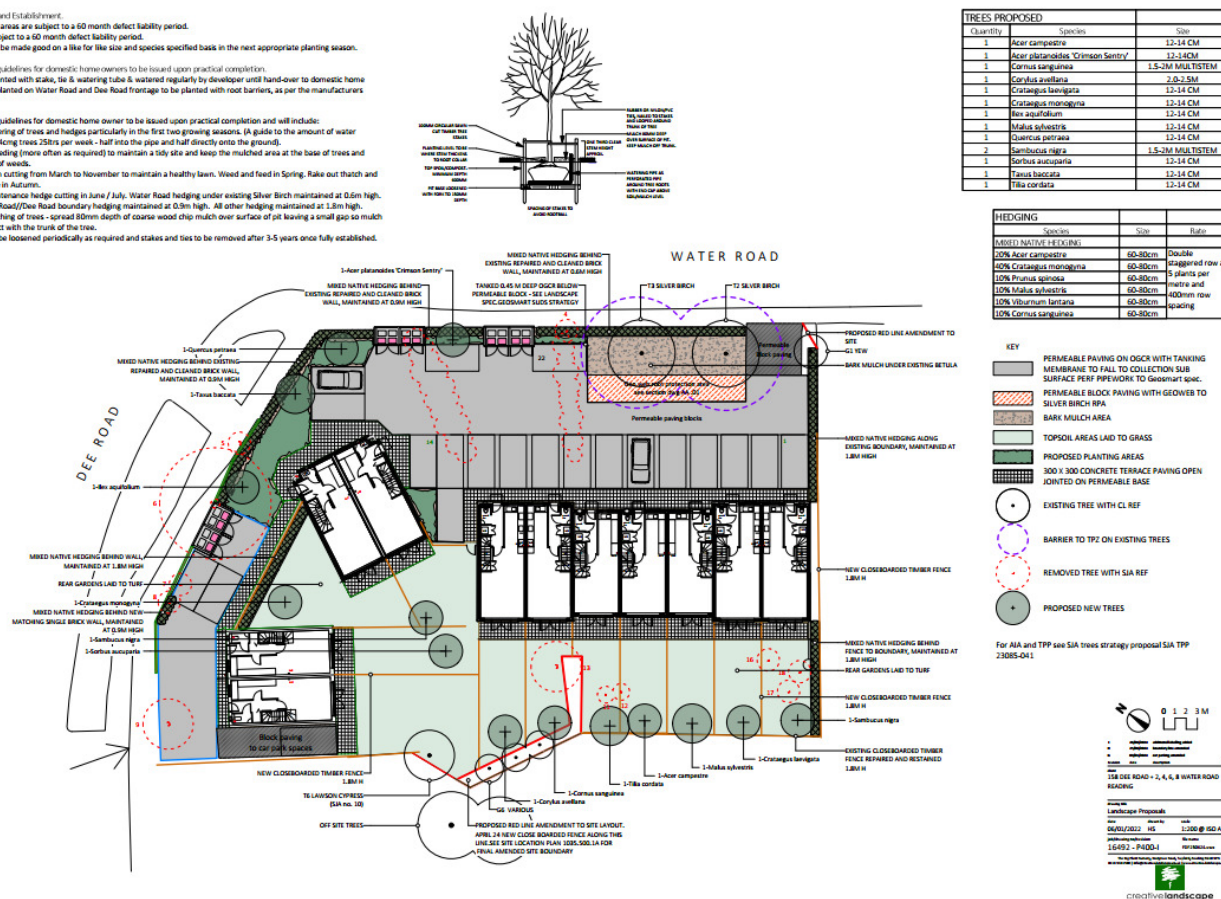
i. Site Location:

Management and Establishment.
All landscaped areas are subject to a 60 month defect liability period.
Trees to be subject to a 60 month defect liability period.
Any defects to be made good on a like for like size and species specified back in the next appropriate planting season.

Maintenance guidelines for domestic home owners to be issued upon practical completion.
Trees to be planted with stakes, tie & watering tubes & watered regularly by developer until hand-over to domestic home owner. Trees planted on Water Road and Dee Road frontage to be planted with root barriers, as per the manufacturers instructions.

Maintenance guidelines for domestic home owner to be issued upon practical completion and will include:

1. Weekly watering of trees and hedges particularly in the first two growing seasons. (A guide to the amount of water required: 12-14cm trees 20lms per week - half into the pipe and half directly onto the ground).
2. Monthly weeding (more often as required) to maintain a tidy site and keep the mulched area at the base of trees and hedging clear of weeds.
3. Regular lawn cutting from March to November to maintain a healthy lawn. Weed and feed in Spring. Rake out thatch and spike to aerate in Autumn.
4. Annual maintenance hedge cutting in June / July. Water Road hedging under existing Silver Birch maintained at 0.8m high. Rest of Water Road/Dee Road boundary hedging maintained at 0.9m high. All other hedging maintained at 1.8m high.
5. Annual mulching of trees - spread 80mm depth of coarse wood chip mulch over surface of pit leaving a small gap so mulch is not in contact with the trunk of the tree.
6. Tree ties to be loosened periodically as required and stakes and ties to be removed after 3-5 years once fully established.



2.1 The property has several two storey houses on it with single storey garages to the sides and rear. The buildings are of a brick construction under slate roofs.

2.2 The building is located in a corner position at the junction between Water Road and Dee Road. The buildings principal elevation is North East facing. The building is set back slightly from the two roads which meet at a mini-roundabout. The existing access is from driveways which have largely been over grown.

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c. Summary of works

- i. Demolition of existing structure and the erection of 1 new dwelling, arranged in one row of terrace houses and two semi detached blocks.

- ii. Proposed Block Plan
- iii. Floor Plans



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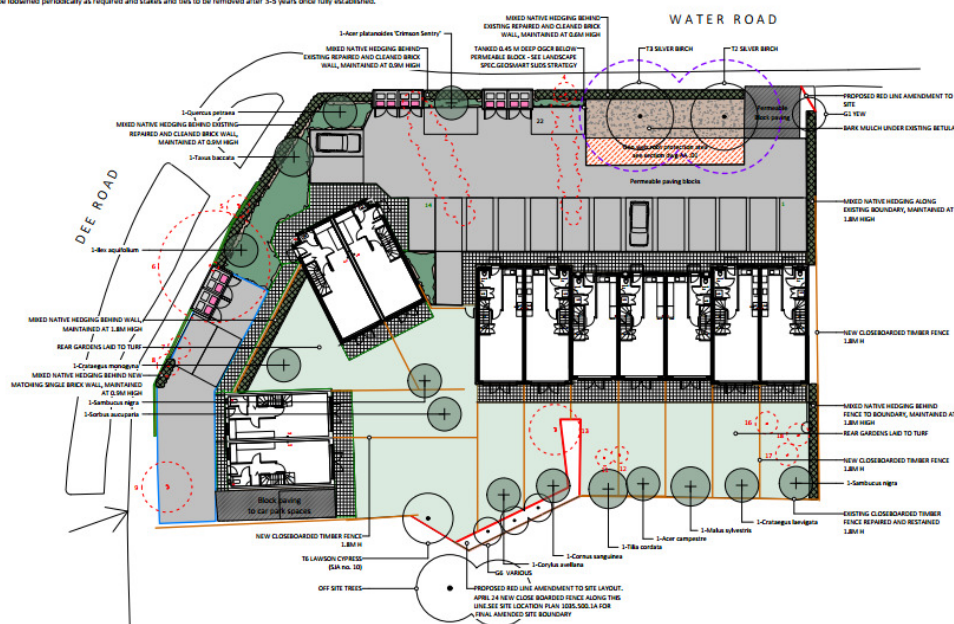
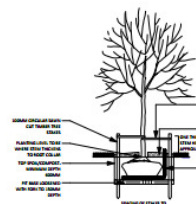
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Management and Establishment.
All landscaped areas are subject to a 60 month defect liability period.
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Any defects to be made good on a like for like size and species specified basis in the next appropriate planting season.

Maintenance guidelines for domestic home owners to be issued upon practical completion.
Trees to be planted with stakes, tie & watering tube & watered regularly by developer until hand-over to domestic home owner. Trees planted on Water Road and One Road frontage to be planted with root barriers, as per the manufacturers instructions.

Maintenance guidelines for domestic home owner to be issued upon practical completion and will include:
1. Weekly watering of trees and hedges particularly in the first two growing seasons. (A guide to the amount of water required: 12-14mm trees 250hrs per week - half into the pipe and half directly onto the ground).
2. Monthly weeding (more often as required) to maintain a tidy site and keep the mulched area at the base of trees and hedging clear of weeds.
3. Regular lawn cutting from March to November to maintain a healthy lawn. Weed and feed in Spring. Rake out thatch and spike to aerate in Autumn.
4. Annual maintenance hedge cutting in June / July. Water Road hedging under existing Silver Birch maintained at 0.5m high. Rest of Water Road/Dee Road boundary hedging maintained at 0.5m high. All other hedging maintained at 1.5m high.
5. Annual mulching of trees - spread 50mm depth of coarse wood chip mulch over surface of pit leaving a small gap so mulch is not in contact with the trunk of the tree.
6. Tree ties to be loosened periodically as required and stakes and ties to be removed after 3-5 years once fully established.



TREES PROPOSED		
Quantity	Species	Size
1	Acer campestre	12-14 CM
1	Acer platanoides 'Crimson Sentry'	12-14 CM
1	Cornus sanguinea	1.5-2M MULTISTEM
1	Cornus avellana	2.0-2.5M
1	Crataegus baccata	12-14 CM
1	Crataegus monogyna	12-14 CM
1	Ilex aquifolium	12-14 CM
1	Malus sylvestris	12-14 CM
1	Quercus petraea	12-14 CM
2	Sambucus nigra	1.5-2M MULTISTEM
1	Sorbus aucuparia	12-14 CM
1	Taxus baccata	12-14 CM
1	Tilia cordata	12-14 CM

HEDGING		
Species	Size	Rate
MIXED NATIVE HEDGING		
10% Acer campestre	60-80cm	Double
40% Crataegus monogyna	60-80cm	staggered row at
10% Prunus spinosa	60-80cm	5 plants per
10% Malus sylvestris	60-80cm	metre and
10% Viburnum lantana	60-80cm	400mm row
10% Cornus sanguinea	60-80cm	spacing

KEY	
	PERMEABLE PAVING ON OSK WITH TANNING MEMBRANE TO FALL TO COLLECTION SUB SURFACE FIRST PIPE/CURB TO GOSSPORT LANE.
	PERMEABLE BLOCK PAVING WITH GEOTEXTILE TO SILVER BIRCH RPA
	BARK MULCH AREA
	TOPSOIL AREAS LAID TO GRASS
	PROPOSED PLANTING AREAS
	300 x 300 CONCRETE TERRACE PAVING OPEN JOINTED ON PERMEABLE BASE
	EXISTING TREE WITH CL REF
	BARRIER TO TP2 ON EXISTING TREES
	REMOVED TREE WITH SIA REF
	PROPOSED NEW TREES

For AIA and TPI see SIA trees strategy proposal SIA TPI 23055-04.1



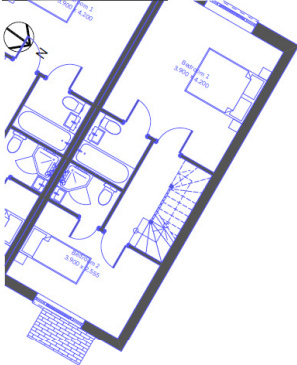


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△ NORTH ELEVATION
SOUTH ELEVATION ▽

△ SOUTH ELEVATION

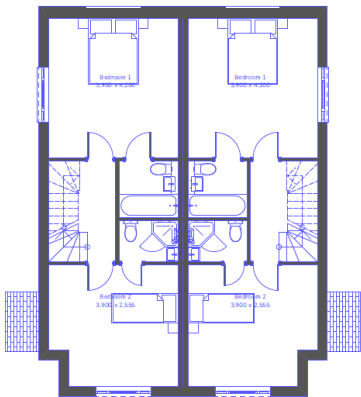


▽ WEST ELEVATION

△ EAST ELEVATION

NO.14/45/75 ALBION ▽

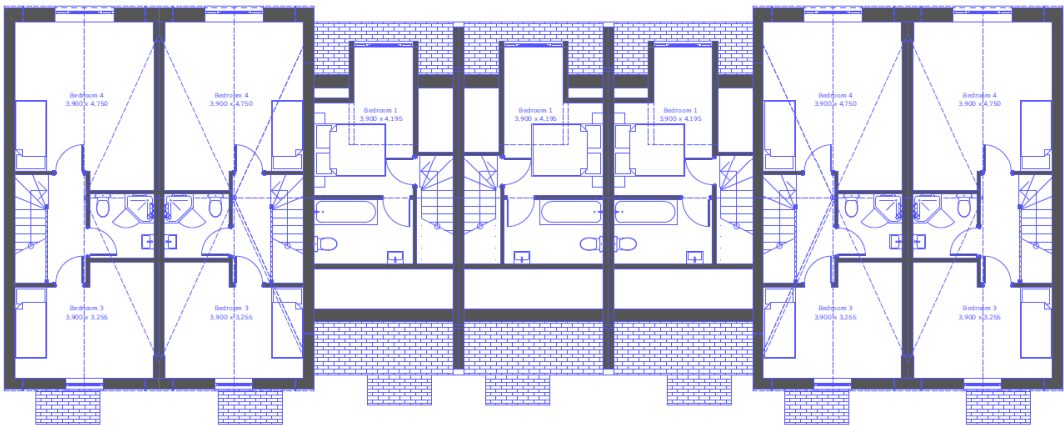
△ EAST ELEVATION



▽ WEST ELEVATION

First Floor Plans of Semi-detached units

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First Floor Plans of Terrace Block



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d. This report has been prepared by Richard Millar I Eng AMI Struct E of RM Design and Management Studios (RM-DMS). Responsibility for its implementation however will fall to the contractor previously named.

e. It is the objective of this document to ensure the developments compliance with Reading Borough Council Guidelines.

2. Context, considerations and challenges

a. The building is located in a corner position at the junction between Water Road and Dee Road, the proximity of the junction will need to be considered when forming the traffic plan for ingress and egress.



i. Photograph showing the proximity of the property and the junction of Water Road and Dee Road.

b. The proposal has a front driveway area to be shared by all the proposed properties deliveries and storage will require to be undertaken in this location:



i. Proposed streetscape showing area to be used for storage etc.

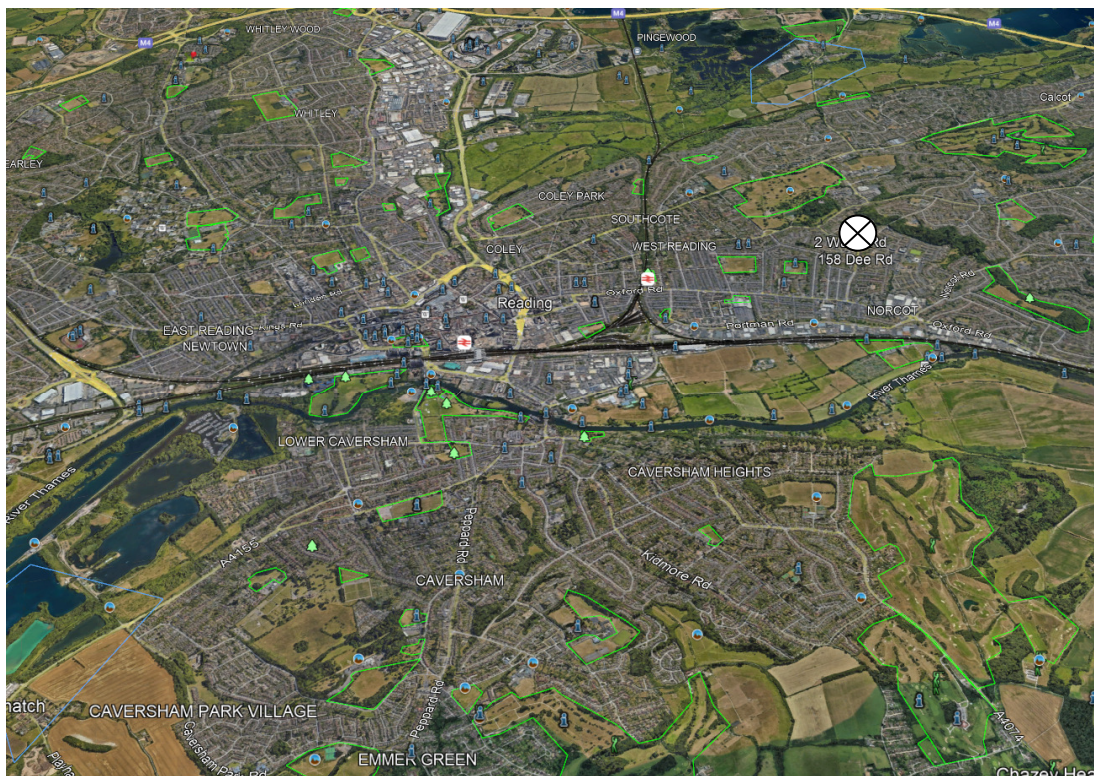
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c. Policy

The policy for the construction project is to minimise the impact to the local residents and neighbouring businesses, as a principle to assist in achieving this all deliveries which can be undertaken within the site curtilage.

d. Site Location

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e. Possibly effected local access includes; various sports facilities to the South and South East.

i. As mention the main road should not be affected and there are no water ways, the rail line runs to the West and South of the property however the nearest station is 2 KM from the site. No other key infrastructure considerations over and above the above are close enough to the site to be of concern.

ii. Freight delivery infrastructure (e.g. consolidation centres) is not within a distance where they would be affected by the development.

iii. Local Community Considerations Plan:

There are parks and sports facilities around at a distance of around one KM in all directions including Kensington Park, Prospect Park and the Ranikhet Academy site delivery routing of vehicles will be designed so as to minimise disruption to these facilities.

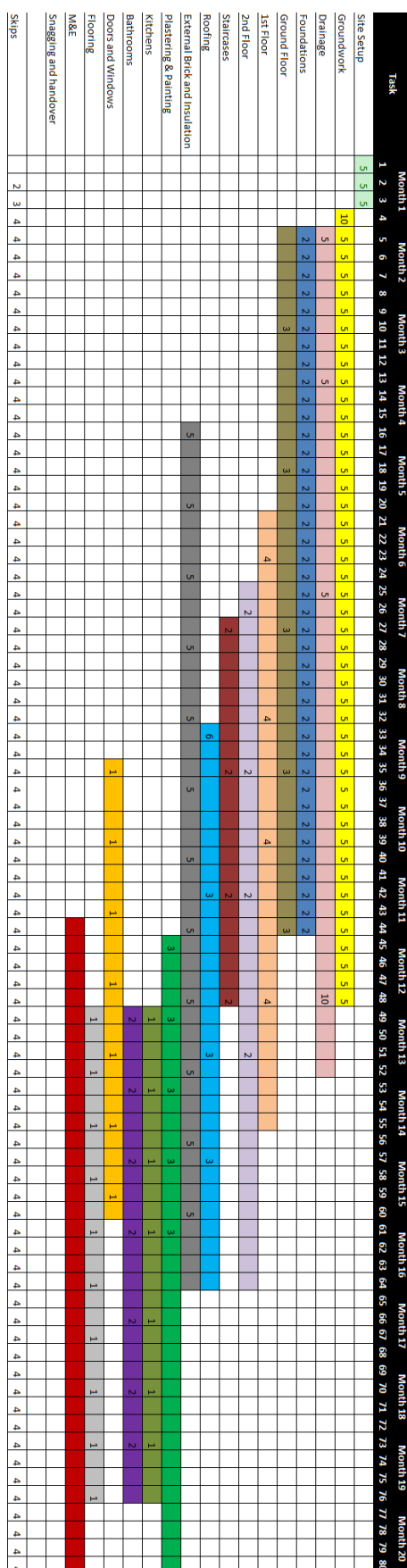
3. Construction programme and methodology



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a. The construction programme will be along the lines of the below:

b. Activities to be considered

i. Basement excavation and piling – there is no basement proposed as part of the development.

ii. Sub-structure – below ground works include foundations.

The foundations will be of traditional trench fill construction. This will involve several mucks away lorries (15 number) and concrete delivery wagons (5 number). Other deliveries including plant and equipment will involve the

iii. Super-structure above ground works including the structural elements of the building including floors.

The construction will comprise load-bearing masonry walls with timber upper floors and roof.

iv. Cladding – cladding includes the external elements of the building including the façade, roof and glazing.

The walls will be load-bearing masonry with some elements of render.

v. Fit-out, testing and commissioning – this stage includes all mechanical, electrical, and plumbing installation and testing of newly installed systems. Infrastructure phases:

The fit out will be typical for a property of this type with plasterboard and blockwork walls being render.

vi. Site establishment, clearance and alterations – includes establishing welfare accommodation, clearing the site of debris and existing buildings and alterations to existing infrastructure (e.g. utilities).

The attached plan indicates the proposed site establishment

plan

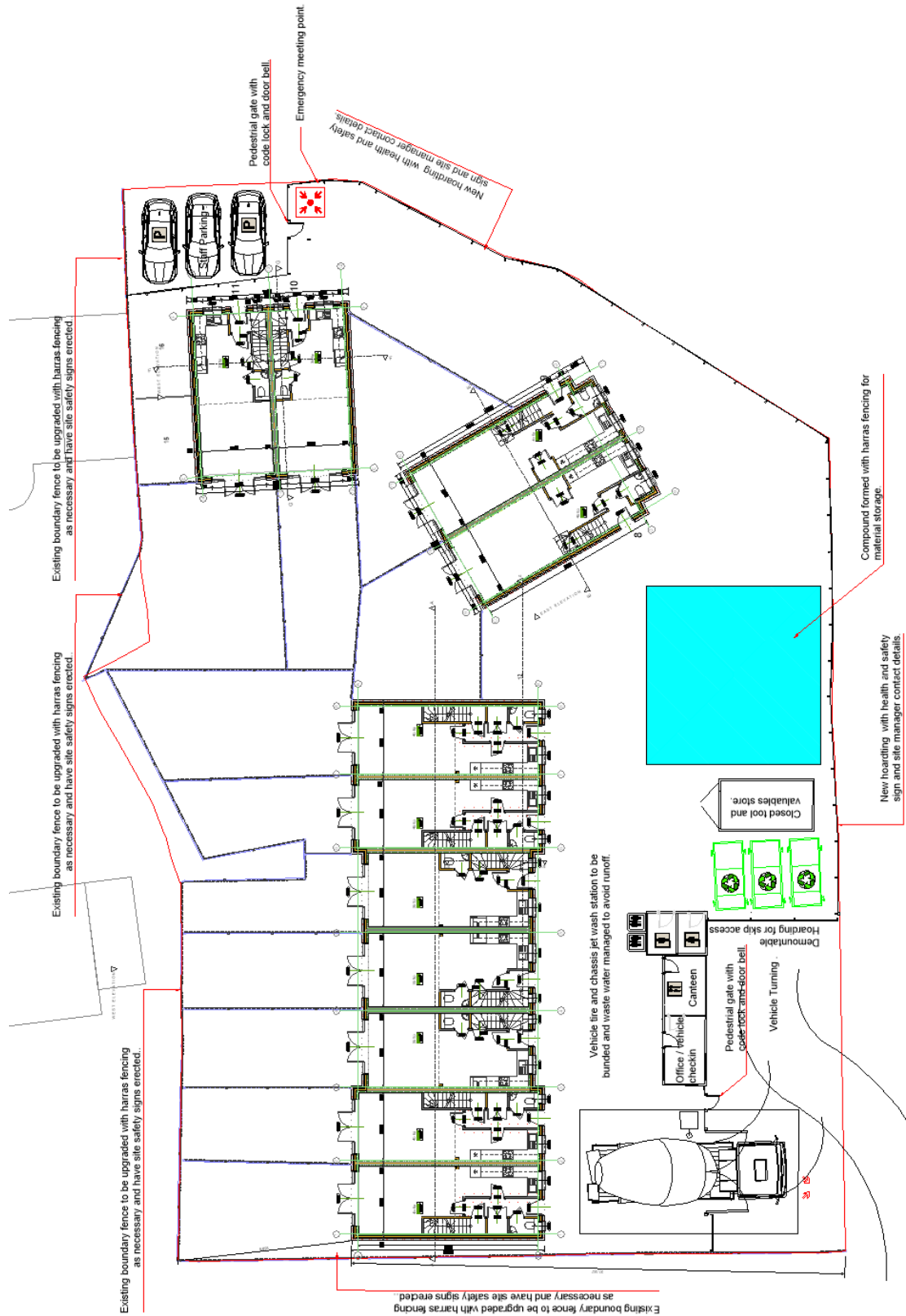


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(Some staff parking will be possible on site however staff will be encouraged to use public transport to site)



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4. Vehicle routing and site access

- a. Most deliveries will take route A below from the main M4 then use Bath Road to approach the Reading. The route will turn left on to Honey End Lane at the end of which turn left on to The Meadway which then becomes Tilehurst Road until left into Water Road.:





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The route back to the motorway will retrace these steps using the round about to turn vehicles if necessary.

5. Strategies to reduce impacts

- a. Deliveries will be undertaken where possible outside rush hour traffic time i.e. between the hours of 10am and 3pm and in a last-minute timing to avoid trucks waiting.
- b. Site operatives will be encouraged to use public transport to reduce traffic and maintain parking around the site.
- c. Tire washing facilities will be used to prevent site debris being deposited onto the highway.
- d. All deliveries where possible will be unloaded on site to reduce obstructions on the highway.
- e. Cooperation where possible with adjoining construction sites to share transport and deliveries will be sort to reduce traffic movements.
- f. Deliveries are to be made, if possible, by TfL's Freight Operator Recognition Scheme (FORS) and are FORS Silver accredited or better.
- g. All necessary traffic orders and other permissions required to allow safe access to the site to be secured and implemented prior to commencement of construction works.
- h. The contractor will commit to sweep adjacent roads when required and at the request of the council
- i. Where possible smaller vehicles will be used for deliveries.

6. Estimated vehicle movements

Based on the programme the below gives a broad time table of likely movements and deliveries:

Task	Month 1
Month 1	34
Month 2	49
Month 3	47
Month 4	54
Month 5	52
Month 6	53
Month 7	53
Month 8	53
Month 9	63
Month 10	54
Month 11	60
Month 12	61
Month 13	35
Month 14	29
Month 15	29
Month 16	24
Month 17	20
Month 18	20
Month 19	21
Month 20	16

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Types of vehicles will be kept where ever possible to 7 Tonne vehicles which will include the following:



7 Tonne Curtain Waller Truck.



7 Tonne Flatbed Wagon

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Skip Wagon



Transit van



Small concrete wagons may be available



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Larger ones may only be available however.

7. Implementing, monitoring and updating

- a. The contractor and developer will be contracted to commit to weekly assessments on the effects of deliveries and record and track the success of deliveries as well as the implementation of improvements.
- b. The results from this assessment will be recorded and reviewed at following assessments.

8. SOUND MANAGEMENT

a. Planning and Scheduling

Local authority limits for construction work will be maintained. If possible, loudest activities (like pile driving or concrete breaking) will avoid early in the morning, late in the evening, or on weekends.

"Just in Time" Delivery: Coordinate material deliveries will be implemented to minimize the time trucks are idling or manoeuvring loudly near residences.

b. On-Site Noise Control

These methods will be adapted:

Noise Barriers and Hoardings:

Erection of temporary acoustic barriers (noise walls) around the perimeter of the site, especially in the direction of the closest residents. These are much more effective than standard solid hoardings.

Localized noise screens or blankets around particularly loud pieces of equipment (like generators or compressors) will be employed.

Equipment Control:

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The use of modern, quietized equipment (e.g., equipment with noise-suppression features) will be used and all machinery will be well-maintained, as worn-out parts can generate excessive noise.

Equip machinery with broadband (or "white noise") reversing alarms instead of traditional beeping alarms will be used.

Equipment will be turned off when it's not in use; do not allow idling.

Alternative Construction Methods: Where possible, substitute inherently loud activities with quieter ones will be encouraged:

c. Communication and Resident Engagement

A proactive approach to communication will be employed even when noise is unavoidable.

Advance Notification:

Local residents will be advised well in advance of particularly noisy phases of work, providing specific dates and times.

Feedback Mechanism: Create a clear, easy-to-use system (phone number, email) for residents to report noise issues. Log all complaints and detail the actions taken to address them.

9. DUST MANAGEMENT

- a. Sprinkler dusting systems will be erected to the perimeter of the site; these have been indicated on the attached site plan.

Materials and waste will be covered at all times.

Premanufactured products will be used where possible.

10. Conclusion

- a. The proposed works are able to be undertaken whilst staying within the guidelines of the local authority.

Author

Richard Millar

I Eng AMI Struct E

Proprietor and Structural Engineer