

## CONSTRUCTION METHOD STATEMENT

*(To Discharge Planning Condition – Pre-Commencement)*

### 1. Site Details

- **Site Address:** 33 Chapel Hill, Tilehurst, READING, Berkshire, RG31 5BT
  - **Proposed Development:** [Proposed construction of new 4 bed detached house with associated Soft and hard landscaping along with front hard standing for 2 off street car parking .
  - **Applicant:** SK Design consultan
  - **Proposed Start Date:** 22/12/2025
  - **Estimated Construction Period:** 9 months
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### 2. Parking and Access ( Condition A)

- Parking for site operatives and visitors will be **provided within the site boundary** where reasonably practicable.
  - Where on-site parking is not feasible, operatives will be instructed to:
    - Park legally on surrounding public highways without obstructing access, footpaths, driveways, or visibility splays.
    - Avoid parking in front of neighbouring properties.
  - **No parking will be permitted:**
    - On footways, verges, private drives, or restricted areas.
  - Delivery vehicles will be scheduled to avoid peak traffic hours.
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### 3. Storage of Materials and Plant (Condition B)

- All construction materials, plant, and equipment will be stored **within the site boundary**.
  - Materials will be stacked safely to prevent collapse or encroachment onto neighbouring land or highways.
  - Hazardous materials (if any) will be stored securely and in accordance with manufacturer guidance.
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#### 4. Site Security and Hoarding (Condition C)

- Temporary **secure fencing or hoarding** will be erected around the working area as required.
  - Hoarding will be maintained in good condition throughout the construction period.
  - Any graffiti or fly-posting will be removed promptly.
  - Site access will be controlled to prevent unauthorised entry.
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#### 5. Footpath and Road Closures (Condition D)

- No permanent road or footpath closures are anticipated.
  - If short-term access obstruction is unavoidable (e.g. during deliveries), this will:
    - Be temporary and supervised.
    - Maintain pedestrian safety at all times.
  - Any required permissions will be obtained from the Local Highway Authority in advance.
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#### 6. Wheel Washing Facilities (Condition E)

- On-site measures will be implemented to prevent mud and debris being deposited on the public highway, including:
    - Manual wheel cleaning where required.
    - Regular inspection of site access.
  - Any debris on adjacent roads or footpaths will be cleaned immediately.
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#### 7. Construction Waste and Recycling (Condition F)

- Waste will be segregated on site where practicable.
  - Recyclable materials (e.g. timber, metal, cardboard, hardcore) will be sent to licensed recycling facilities.
  - All waste will be removed by a **licensed waste carrier** in accordance with Duty of Care requirements.
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## 8. Site Lighting (Condition G)

- Temporary site lighting will be kept to the **minimum required** for safety and security.
  - Lighting will:
    - Be directional and angled away from neighbouring properties.
    - Not be left on outside working hours unless required for security.
  - No high-intensity or floodlighting is proposed.
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## 9. Dust and Airborne Pollution Control (Condition h)

Measures will include:

- Damping down dusty areas during dry or windy conditions.
  - Covered skips and sealed vehicles for waste removal.
  - Cutting materials using dust-suppression tools where possible.
  - Prompt removal of demolition and construction debris.
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## 10. Noise Control (Condition i)

- Construction works will be limited to:
    - **Monday–Friday:** 08:00 – 18:00
    - **Saturday:** 08:00 – 13:00
    - **Sundays & Bank Holidays:** No works
  - Noisy equipment will be used for the shortest practicable duration.
  - All plant and machinery will be maintained in good working order to minimise noise and vibration.
  - Neighbours will be treated considerately at all times.
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## 11. Compliance

All measures set out in this Construction Method Statement shall be **implemented and adhered to throughout the demolition and construction period**,