Planning Construction Method Statement

92 Albert Road, Caversham RG4 7PL

Parking

Operative parking area has been allocated within the site hoarding. Car sharing will be employed where possible to reduce number of vehicles on site. Visitor parking will be provided on site, but outside the site hoarding off Albert Road as marked on the attached plan.
Wheel washing facilities will be provided at the site entrance.

Loading and Unloading of Materials

Loading and unloading of material area will be provided to the front of the construction site to restrict vehicle movement as indicated on the attached plan.

Material Storage

Material storage area will be provided as shown on the attached plan, split into two areas for enclosed and open storage.

Site Security

2.4m high grey pained hoarding has been erected with signage around the site.
RPA's have been fenced off with Heres fencing to restrict access in accordance with drawing PR11.2-106 Site Layout, diagram 2: Tree Root Protection Plan.
Movement detection cameras have been mounted at the entrance and around the site, for 24hr monitoring.

Lighting

Temporary internal lighting will be erected for operatives during the working hours.
No temporary external security or working lighting will be erected.

Boundary treatment

2.4m high grey pained hoarding has been erected with signage around the site (as above), to be removed near completion to aid the completion of the approved landscaping scheme.
Damage, Graffiti or fly posters will be repaired / removed within 24hrs or as soon as practicable.

Dust control

Dust and dirt created during external works will be controlled by damping down.
Internal dust producing works will be segregated via protection barriers at all openings and penetrations.
The site will be kept clean and tidy at all times to avoid excess materials creating airborne dust and debris.

Waste material
Waste material will be segregated into individual skips for the ease of recycling. Eg cardboard, timber, rubble.
Where possible, waste materials will be re-utilised on site.
Timber offcuts will be separated into a "nogging" box for use within the build to reduce waste.

Natural Environment protection
Waste material will be kept to a minimum and where possible re-utilised within the build.
Excess waste material will be segregated for recycling at a local plant.
Electrical tools used to be low voltage.
Materials to be locally sourced to reduce transportation impact
Existing trees and shrubbery have been protected from operations with Heras fencing

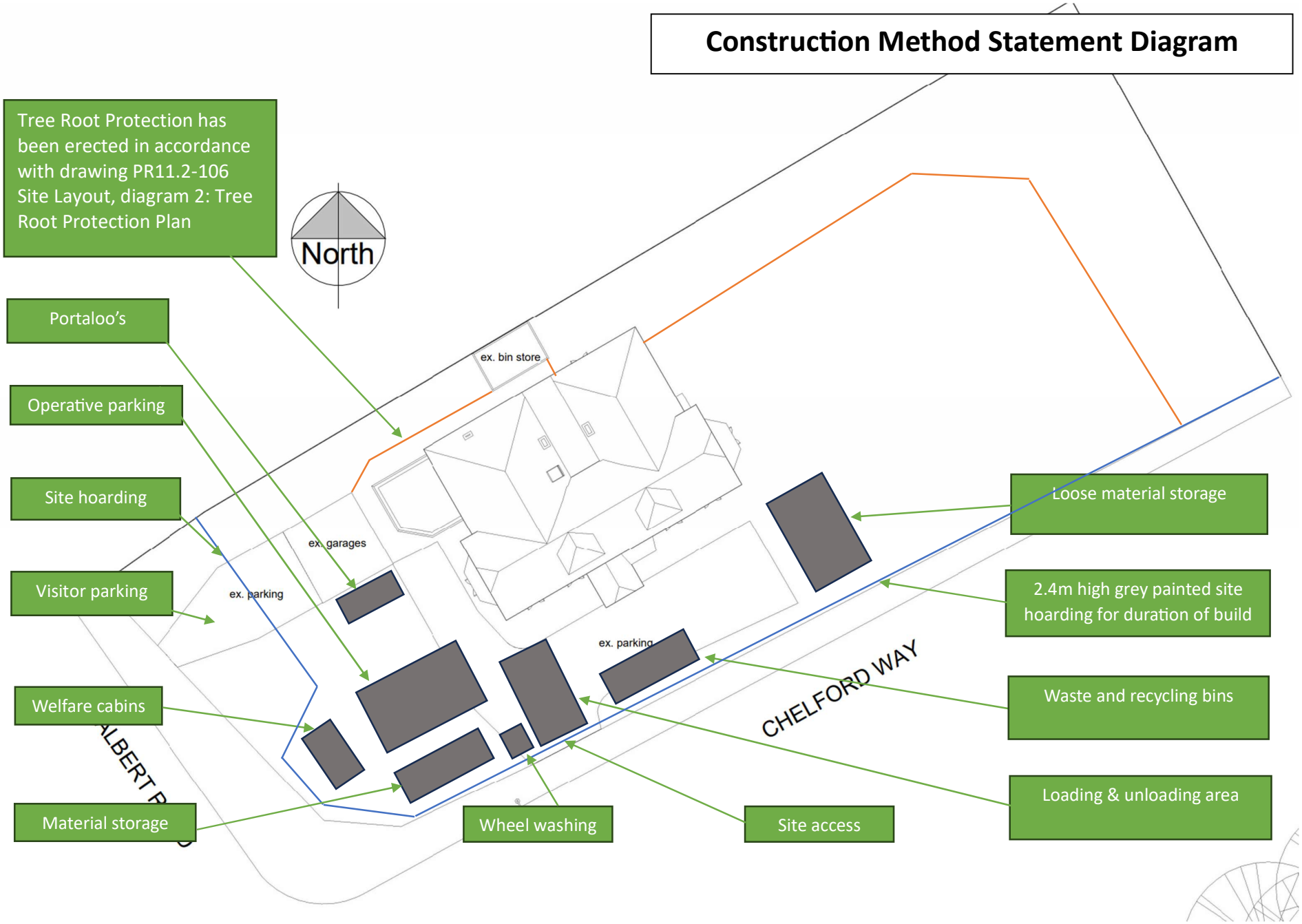
Hours of working
Construction activities will be generally restricted to 8am to 4:30pm Monday to Friday, plus 8am to 1:30pm Saturdays.

Tree Root Protection
Prior to commencement, protective fencing has been erected in accordance with drawing PR11.2-106 Site Layout, diagram 2: Tree Root Protection Plan

Planning approval Condition 8:

"No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide the following: ***Space on site where vehicles of site operatives and visitors can be parked*** *with details of how site operatives and visitors will be required to make use of the parking area provided; Location on site for* ***storage of plant and materials*** *used in constructing the development; The erection and maintenance (including removal of any graffiti or fly posters) of* ***security hoarding around the site****; Identification of any footpath closures or road closures needed during construction; Required* ***wheel washing facilities*** *on site; A scheme for* ***recycling waste*** *resulting from the construction works. Measures for controlling the use of* ***site lighting*** *whether required for safe working or for security purposes;*

Details of any ***Boundary treatment*** *which will be present on the or within the site at any time.*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.
REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019."

Construction Method Statement Diagram