1. Introduction

This Construction Method Statement (CMS) has been prepared to accompany a full planning application to Reading Borough Council and sets out the proposed approach to managing demolition and construction activities associated with the development.

The purpose of this CMS is to demonstrate that the proposed development can be carried out in a manner that minimises impacts on neighbouring residential amenity, safeguards the character of the area, and maintains highway and pedestrian safety throughout the construction period.

The CMS outlines the indicative measures that are anticipated to be implemented during demolition and construction, including arrangements for:

a) 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;

b) Location on site for storage of plant and materials used in constructing the development;

c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

d) Identification of any footpath closures or road closures needed during construction;

e) Required wheel washing facilities on site.

This CMS has been prepared having regard to Policies CC8 and TR3 of the Reading Borough Council Local Plan (2019).

2. Site Context

The application site is located at 640 Oxford Road in West Reading. The site sits on the north side of Oxford road, within a predominantly urban context, with further residential properties to the south side. The site is flanked by Alma Street, running north-south; a solid block of terraced houses to the east and the currently disused Royal Albion Pub to the west. To the rear of the site there is a gated parking area with small two storey office building to the north.

Oxford Road is a major arterial route from Reading town centre towards Tilehurst and accommodates a mix of both residential and varied commercial uses, including retail and services.

The site is well connected to Reading town centre by frequent bus services and it is also located within walking distance to Reading West train station. See appendix A for map location.

3. Parking for site operatives and visitors

The site is located within a predominantly urban area and on-site space is limited.

Two on-site parking spaces are proposed for use by essential site operatives and visitors only and will be managed accordingly. See appendix B - Site Layout.

Parking will be controlled by the site manager and allocated in advance to prevent overspill onto the public highway. Site operatives will be encouraged to travel by sustainable modes of transport, with car sharing and staggered working hours promoted where practicable.

All operatives and visitors will be informed through site induction that parking is restricted to the approved on-site spaces only.

If there are insufficient parking spaces on site, the contractor would arrange alternative parking either through the local authority or private providers to avoid obstructing local roads or disrupting traffic.

Compliance will be monitored and enforced for the duration of the construction works.

4. Storage of Plant and Materials

All plant, equipment, and construction materials are proposed to be stored within the site in designated areas, with storage managed to avoid obstruction of access routes, the public highway, and neighbouring properties. See Appendix B for proposed dedicated storage areas.

Deliveries will be scheduled to match available space, materials will be stacked safely, and any hazardous substances will be stored in accordance with health and safety regulations. The site manager will oversee storage throughout the construction period.

5. Security Hoarding

Secure hoarding is proposed to be erected around the site boundary prior to the commencement of works and maintained for the duration of the construction period. The hoarding will be of an appropriate height and construction to secure the site and protect public safety. The hoarding will be kept in a clean and tidy condition, with any graffiti or fly-posting removed promptly, and will be removed upon completion of construction works or when no longer required.

It is anticipated that some works may require temporary use of adjacent public paving. Any such use will be kept to a minimum, managed safely, and carried out only with an appropriate licence from the Local Planning Authority and, where applicable, the highway authority.

The site manager will be responsible for the erection, maintenance, and removal of the hoarding, and for ensuring compliance with all relevant safety and access requirements.

6. Footpath and Road Closures

The construction works are not anticipated to require the permanent closure of any public footpaths or roads. However, should temporary footpath or road closures become necessary during construction, these would be kept to a minimum and subject to a suitable licence from the Local Planning Authority and the relevant highway authority.

Where temporary closures are approved, appropriate advance signage, barriers, and diversion routes will be provided in accordance with highway safety requirements. Public access and emergency access will be maintained at all times where reasonably practicable.

7. Wheel Washing Facilities

Wheel washing facilities are proposed on site where necessary to prevent mud, debris, or other materials being deposited on the public highway. All vehicles leaving the site will use the facilities as required.

The facilities will be maintained in effective working order for the duration of the construction period. The site manager will monitor site conditions and implement additional measures, such as manual road sweeping, if required to ensure the highway remains clean and safe.

8. Compliance Statement

The measures set out within this Construction Method Statement will be implemented for the entire duration of demolition and construction works. The site manager will be responsible for ensuring compliance with all provisions, including parking management, storage of plant and materials, security hoarding, footpath and road access, and wheel washing facilities.

Any deviation from the measures described will only take place following consultation and written approval of the Local Planning Authority.

This document will be kept available on site, and all contractors, sub-contractors, and site operatives will be made aware of its requirements through site induction and ongoing monitoring.

Appendix A - Map Location

Google Earth

Appendix B - Site Layout