



CONSTRUCTION METHOD STATEMENT

Planning Application: PL/90/1194

Site Address: 147 Upper Woodcote Road, Caversham, Reading, RG4 7JR

Local Planning Authority: Reading Borough Council

Principal Contractor: S Dance Builders Ltd, 3 Froghall Drive, Wokingham RG40 2LE

Site Manager: Stuart Dance, Director S Dance Builders Ltd

Contact Number: 07771516946

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1. Introduction

This Construction Method Statement (CMS) has been prepared by S Dance Builders Ltd in support of the above planning application to discharge the planning condition requiring submission of a site-specific Construction Method Statement prior to commencement of development.

The development comprises the construction of a new replacement dwelling on land at 147 Upper Woodcote Road, Caversham, Reading.

The existing dwelling has already been largely demolished, with only a small section of wall remaining. Works now relate to construction of the approved replacement dwelling.

This statement sets out measures to minimise disruption to neighbouring occupiers, protect highway safety, and safeguard local amenity throughout the construction period.

All works will be undertaken using best practicable means to minimise disruption to neighbouring residents and to ensure compliance with Reading Borough Council requirements.

2. Construction Programme & Working Hours

Estimated construction period: Approximately 4–6 months

Working hours will be:

- Monday to Friday: 08:00 – 17:00
- Saturday: 08:00 – 13:00 (Saturday site work will only be when necessary)
- Sundays & Bank Holidays: No work

Deliveries and noisy operations will only occur during the above hours unless otherwise agreed with the Local Planning Authority.

3. Contractor & Visitor Parking (Condition a)

Adequate space is available within the site boundary for all contractor and visitor parking.

- All site operatives and visitors will park within the site.
- No contractor parking will take place on Upper Woodcote Road.
- Parking arrangements will be explained to visitors and contractors during site induction.

- The site manager will be responsible for monitoring compliance.

Every effort will be made to ensure there is no obstruction to neighbouring properties or the public highway.

4. Storage of Plant & Materials (Condition b)

All plant and construction materials will be stored within designated areas inside the site boundary.

- Materials will not be stored on the public highway.
 - Deliveries will be scheduled to avoid congestion.
 - Storage areas will be kept tidy and secure.
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5. Hoarding & Site Security (Condition c)

- Secure perimeter hoarding/fencing will be maintained around the site.
 - Site access will be via a controlled gate.
 - Hoarding will be kept in good condition throughout.
 - Any graffiti or fly-posting will be removed promptly.
 - The site will be secured outside working hours.
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6. Road & Footpath Closures (Condition d)

No road or footpath closures are currently anticipated.

Construction vehicles have previously accessed the site without issue.

All deliveries will be managed so that construction vehicles can enter and leave the site in a forward gear where possible.

Should any temporary management of deliveries be required for larger vehicles, this will be brief and managed by site staff to maintain the safe and free flow of traffic at all times.

Any formal highway permits, if required, will be obtained from Reading Borough Council in advance.

7. Wheel Washing Facilities (Condition e)

- A designated area will be maintained at the site entrance.
 - Wheels will be checked before vehicles leave the site.
 - A wheel wash will be used if required during groundworks.
 - Any mud or debris tracked onto the highway will be cleaned immediately (traffic conditions allowing).
 - Professional road sweeping will be arranged if necessary.
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8. Waste Management & Recycling (Condition f)

A responsible waste management strategy will be implemented throughout the construction period.

- Skips will be located within the site boundary in a designated area.
- No skips will be placed on the public highway at any time.

- Waste materials will be segregated where possible (including timber, metal, hardcore and general waste) to maximise recycling.
- All waste will be removed by a licensed waste carrier.
- S Dance Builders Ltd will utilise Aldermaston Recycling as the primary waste management contractor for removal and recycling of construction waste.
- Recycling of construction waste will be maximised in accordance with best practice.

All waste transfers will be undertaken in accordance with Duty of Care requirements.

9. Site Lighting (Condition g)

- Temporary lighting will be kept to a minimum.
 - Lighting will be directional and angled away from neighbouring properties.
 - Lighting will only be used during working hours unless required for security.
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10. Dust & Air Quality Control (Condition h)

The following measures will be implemented:

- Damping down during dry weather where required.
- Dust suppression during cutting or demolition.
- Materials stored to minimise dust spread.
- Skips covered where appropriate.
- Hard surfaces kept clean.
- Particular care will be taken during dry weather and during any remaining demolition works.

Given the limited remaining demolition, dust generation is expected to be minimal.

11. Noise Control (Condition i)

To minimise noise disturbance:

- Works will be limited to stated working hours.
- All plant and machinery will be maintained in good order.
- Engines will not be left idling unnecessarily.
- Radios/music if used, will be kept at a low level, so as not to cause disturbance to neighbouring properties.
- Particularly noisy works will be kept as brief as possible.

All works will follow best practicable means in accordance with BS5228.

12. Pest Control (Condition j)

As the previous structure has largely been demolished:

- The site will be monitored for pest activity.
 - If required, a licensed pest control contractor will be appointed.
 - Any exposed drains will be capped where necessary.
 - Baiting will be undertaken if evidence of rodents is found.
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13. Deliveries & Site Management

- Deliveries will be scheduled to avoid peak traffic where possible.
 - Vehicles will not wait or idle on the public highway.
 - The site manager will coordinate all deliveries.
 - A contact number will be available for neighbours if needed.
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14. Site Office & Welfare Facilities

A temporary site office/welfare container will be installed within the site boundary for the duration of the construction period.

- The container will be positioned entirely within the site and will not encroach onto the public highway.
- It will be used for site management, inductions and welfare purposes.
- Suitable welfare facilities, including toilet and handwashing facilities, will be provided for site operatives in accordance with current health and safety requirements.
- The unit is temporary and will be removed upon completion of the development.

The installation and removal of the container will be managed to ensure no disruption to the public highway.

Compliance Statement

All construction works will be carried out in full accordance with this approved Construction Method Statement throughout the demolition and construction period unless otherwise agreed in writing with Reading Borough Council.