

# Construction Management Plan

February 23, 2026

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## New Detached house

### 33 Chapel Hill, Tilehurst, READING, Berkshire, RG31 5BT

Head of Planning  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading  
RG1 2LU

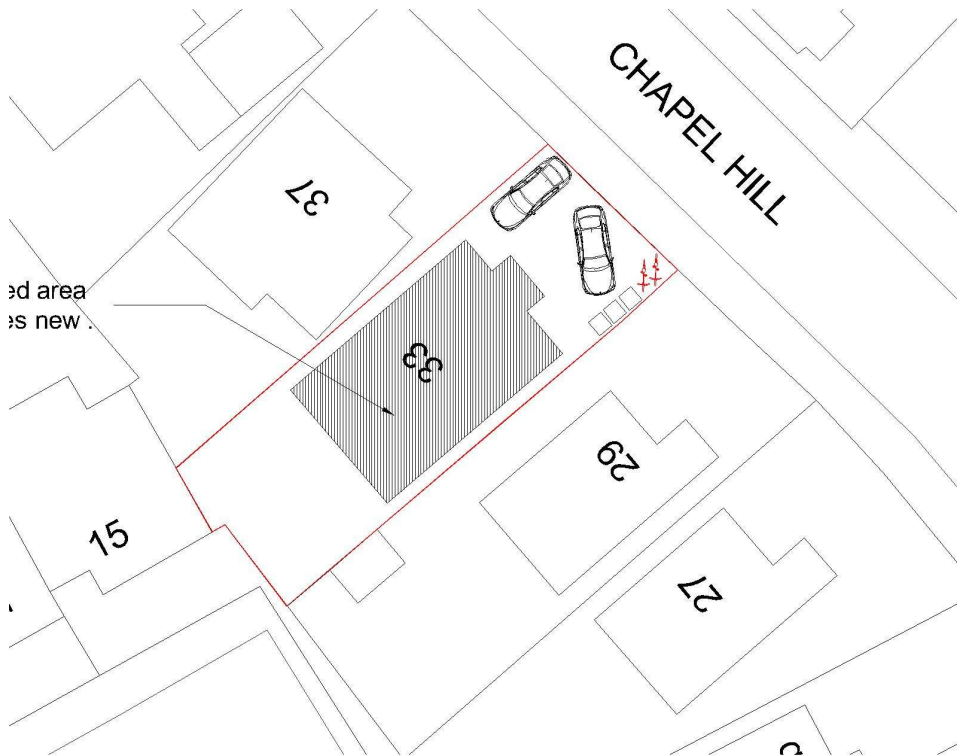
Date: 18 September 2024

Dear Sir/Madam

INTRODUCTION This Construction Management Plan has been produced to fulfil the condition no. 3 of the Planning permission ref: PL/24/1244

Project location: The site is located on a residential area with similar houses on the road. Project description: This project involves the redevelopment of the entire site. The project also includes bike storage, bin storage, parking, and gardens,

Project timescale: Commencement: December 2025 Completion: August 2026



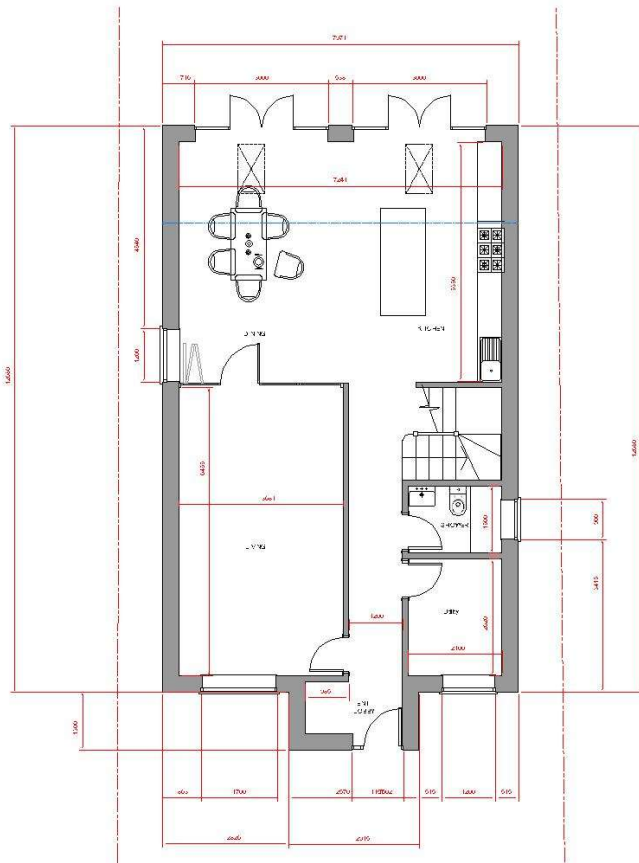
Proposals

The proposed design would be of a high quality layout and appearance, and would retain the general character of detached dwellings. Whilst surrounding dwellings are predominately two storey, this does not preclude single storey development given the presence of other two storey buildings, as well as the fact that design would have limited visibility due to its integration within and behind existing areas of landscaping, which provide significant contribution to the character of the area particularly around the road junction.

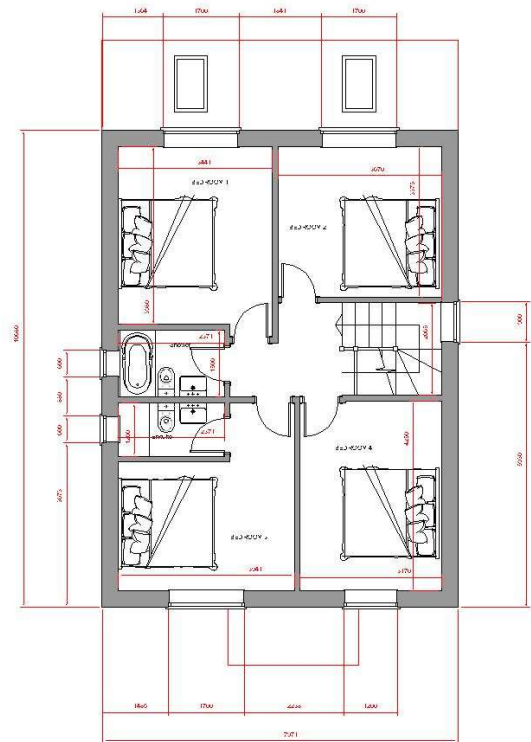
Whilst the proposal is therefore considered to accord with Policy TB06, it is also noted TB06 would be considered an 'out-of-date' policy under the tilted balance, lending further support for this well-designed, proportionate scheme.

The proposed development is the erection of a new dwelling within the current curtilage ( Garden) . Designed a detached building building for 4bedroom house.

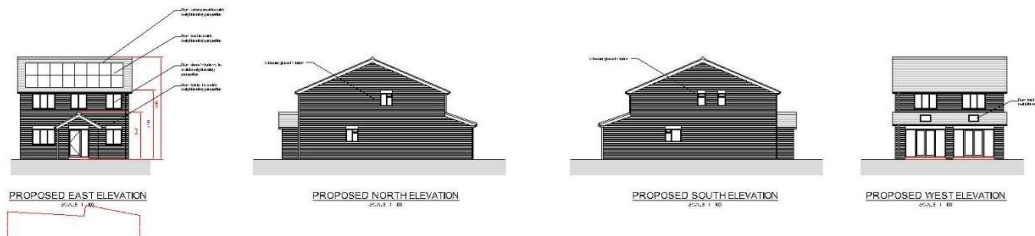
A new access point and driveway would be provided to the proposal on to Chapel Hill, including the provision of two parking spaces.



PROPOSED GROUND FLOOR PLAN  
SCALE: 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE: 1:100



The proposed use would be a dwellinghouse falling within Use Class C3.

The submitted information indicates that the proposed scheme would be for a 4-bedroom house, which would accord with Policy H2. We would include controls to ensure it remained as a single Class C3 dwelling on grounds of housing need. The overall plot density would accord with existing density patterns within the area.

There is no consistent building line along Chapel Hill, although the immediately adjoining properties are set back from the road with a mix of front gardens and driveway parking. There is a mix of brick and rendered elevational finishes.

All major new-build residential development should be designed to achieve zero carbon homes. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate.

Our design will include Solar panels, heat pumps and chargeable points for Cars and Bikes.

### Site Setup :

Access points will be clearly marked and separated for vehicles and pedestrians to ensure safe and efficient movement. Storage areas will include designated and secured zones for materials, waste, and recycling to maintain order and comply with safety standards. A contractor parking area is allocated at the site to reduce impact on public parking spaces. Dedicated spaces for vehicle turnaround and unloading are provided to ensure safe and efficient operations. The site office will be

located halfway from the main entrance for easy coordination and management. A wheel washing station will be installed at the exit to prevent mud and debris from being carried onto public roads.

**Emissions Standards :** All vehicles used will meet Euro VI Emissions Standard, reducing air pollution. On-site machinery will comply with emissions limits outlined in Table 10 of the Low Emissions Strategy Guidance.

**Hours of Operation :** Delivery hours will be restricted to outside peak traffic times (0800-0900, 1700-1800) and school times (1430-1530) to reduce congestion. Working hours will be limited to Monday to Friday (0800-1800) and Saturday (0800-1300), with no operations on Sundays or public holidays to minimize disturbance to the community.

**Hoardings and Security :** The site will be enclosed with 2.4m high hoardings to ensure safety and privacy. Security measures include 24/7 CCTV monitoring and on-site security personnel during non-working hours to protect against unauthorized access.

#### **Traffic Management:**

Traffic marshals will manage vehicle movements and ensure smooth deliveries. Temporary pathways, barriers, and clear signage will be installed to safely direct pedestrians around the site.

#### **HGV Routing:**

Heavy goods vehicles will avoid routes with weight restrictions, Air Quality Management Areas (AQMAs), and schools during busy times to comply with traffic regulations and minimize impact on sensitive areas.

**Dust and Cleaning:** Water suppression systems and dust screens will be used during operations to control airborne particles. Automated wheel washing facilities will be installed at the exit, and site access roads will be cleaned regularly.

**Abnormal Loads:** Contractors will notify the Local Highway Authority (LHA) of any abnormal loads via the online form at <https://www.reading.gov.uk/licences-permits/abnormal-loads/1>.

Additional safety measures, such as escorts and signage, will be implemented as needed. Implementation: The plan will be fully enforced from the start of construction and monitored regularly to ensure compliance throughout the project.

#### **THE PROJECT WILL BE COMPLETED IN VARIOUS PHASES AS FOLLOWS:**

PHASE 1: Preliminaries.

PHASE 2: Foundations (raft or trench).

PHASE 3: DPC.

PHASE 4: Ground floor brickwork.

PHASE 5: Ground floor steel, joist and first floor brickwork.

PHASE 6: Internal walls and partitions, first fix electrics and first fix plumbing.

PHASE 7: Plaster boarding and skimming.

PHASE 8: Completion of bathrooms, second fix carpentry .

PHASE 9: Final paint, second fix electrics, second fix plumbing.

PHASE 10: Landscaping and road.

PHASE 11: 4-bedroom house at the front.

**Work Procedure and Control Measures** All work to be carried out in accordance with the Health and Safety management documents following the risk assessments. Toolbox talks will be conducted every week in order to raise awareness of relevant Health and Safety issues. All the workers on site will receive site induction before starting the work. Personal protective equipment (PPE like hard hat, hi-viz, gloves and glasses) will be worn at all times on site as per the task.

All operatives will receive training on manual handling techniques and work at height. The work will be monitored and supervised by a qualified supervisor all the times. Only authorised personnel will be allowed access to the site.

All the work will be carried out by qualified or competent personnel .A compulsory sign in and sign out policy for everybody including the visitors will be implemented. Appropriate signage will be displayed around the site.

### **Work at height:**

Work at height will be avoided whenever possible by using alternative equipment or work procedure. Step ladder and ladders are only used when there is no alternative and only for a short period of time. Whenever possible access scaffolding, tower scaffold or MEWP to be erected and operated by PASMA trained operatives. All the equipment will be securely stored at the end of shift to avoid unauthorised use. Signage and barriers will be used to protect people below any overhead works.

### **Security:**

The site boundary will be secured with a high hoarding board and secured with a lockable entrance gates. Unauthorised access will be deterred by displaying site warning signage. All workers and visitors will be required to sign in and out. Visitors will be accompanied at all times. The entrance will be locked shut at the end of the shift everyday. Daily inspections of the site will be carried out to look for signs of attempted access, gaps, missing signage or other security breaches and will be promptly addressed. There will be visitors park nearby and no visitors are allowed without permission .

### **Plants and equipment**

All the plants and equipment to be visually inspected before use. They will be maintained as per the manufacturer's recommendations. Any defects to be reported and taken care of immediately. Only trained personnel to use the plant on site. Site rules to be obeyed at all times. Plants to be immobilized at the end of use to prevent unauthorised access. Keys will not be left unattended with plants. All current legislation and codes of practice will be complied with. Personnel with sufficient and suitable training and instruction will be allowed to use the plants and equipment on site. All equipment to be operated on 110V and any mains powered 240v equipment will be operated via a transformer at reduced voltage of no more than 110v.

There is no turning space for heavy vehicles . They need to drop the materials and leave the premises in off peak time .

Materials to use:

1.Bricks – external finish



2. Interlocking Marley Redland tiles will be used for roof.



### 3. Solar panels

#### . Manufacturer's Specification

##### **Panel Arrangement (Indicative):**

- Number of panels: 8–12 panels
- Configuration: 2 rows of 4 panels
- Spacing: As per manufacturer's installation guidelines

*A scaled roof plan drawing showing the exact location and positioning of the panels is submitted alongside this report.*

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### 5. Panel Dimensions and Appearance

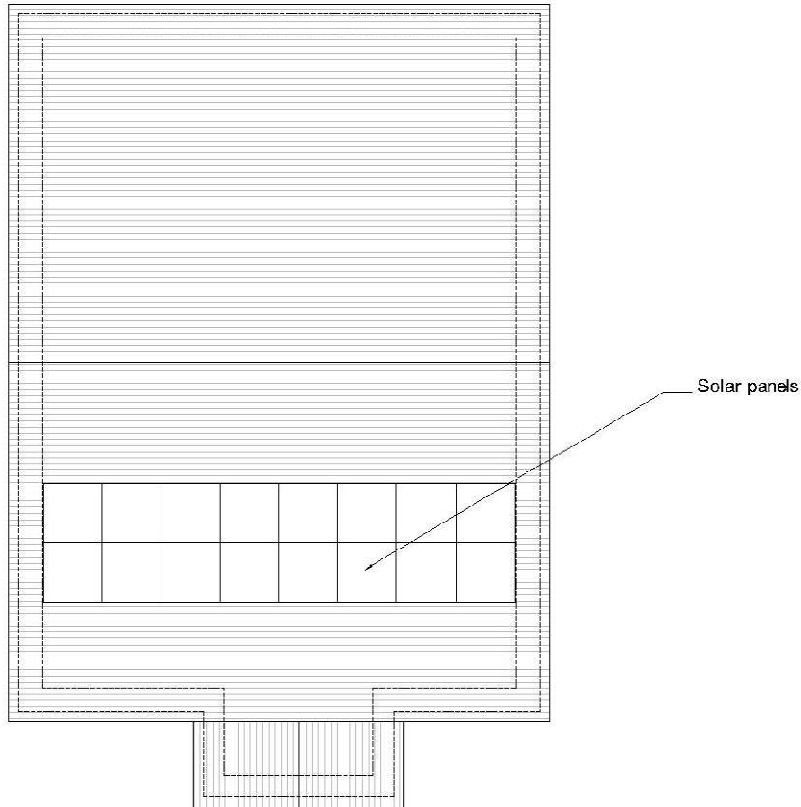
- **Individual Panel Size:** Approx. 1722mm (H) × 1134mm (W) × 30–35mm (D)

- **Colour:** Black frame with dark monocrystalline cells
- **Finish:** Anti-reflective glass
- **Projection Above Roof Surface:** Approx. 100–120mm (including mounting system)

The panels have a low-profile design to minimise visual impact and integrate sensitively with the roof.

- **Panel Type:** Monocrystalline photovoltaic panels
- **Rated Power Output:** Approx. 400–430 Wp per panel
- **Total System Capacity:** Approx. [3.2–5.0] kWp
- **Inverter:** Single-phase string inverter located internally (e.g. utility room/loft)
- **Compliance:**
  - IEC 61215 / IEC 61730
  - MCS certified components
  - UK Building Regulations and electrical safety standards

Manufacturer datasheets will be supplied .



## PROPOSED ROOF PLAN

SCALE 1 : 100

Front driveway :

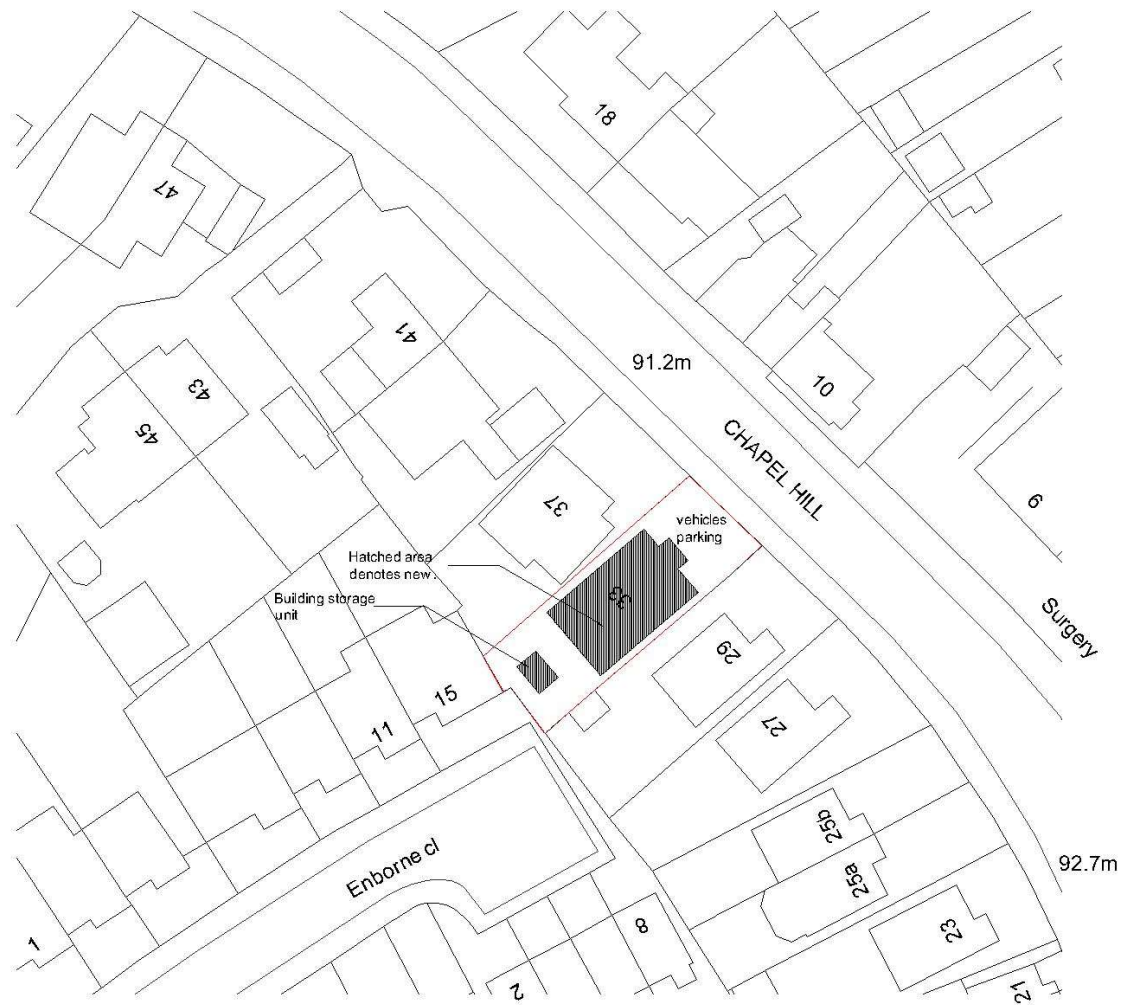
Permeable paving blocks . ( [Cotswold Red Paving Brick](#) | [Brick Pavers](#) | [Garden Bricks – Heritage Brick Company](#) )



Windows and doors : UPVC doors and windows



5. All building materials will be stored inside the storage unit which will be built and demolished once building work is finished .



The developer has agreed to undertake the measures advised in the Construction Management Plan. Every contractor on site must receive a copy of the statement and abide by 11 its contents. Various means will be used to monitor this activity like: inspections, checklists, meetings, audits, reviews and consultations. Regular inspections will be carried out and concerns highlighted so that they can be addressed appropriately and in a timely manner.

Contact Details: Name of Contractor Firm: Finedeco Builders, 117 Bath Road, Slough SL13UW Site Manager: Manpreet Singh Khokhar Contact Number: 07429636162 Email: [info@finedecoltd.co.uk](mailto:info@finedecoltd.co.uk)

## **Policy H5:**

### **H5: STANDARDS FOR NEW HOUSING**

New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

- a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.
- b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations .
- c. All major new-build residential development should be designed to achieve zero carbon homes.
- d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.
- e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).
- f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations.

Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.