

METHOD STATEMENT FOR THE BUILDING CONSTRUCTION WORKS
In relation to

RESIDENTIAL DEVELOPMENT at
2 The Grove, Reading,
RG1 4RB

Client: **Mr Khatter**
6, South Drive
Sonning Reading
RG4 6GB

Contractor: **Mr H Singh**
77, Hilltop Road
Earley
Reading
RG6 1DB

Telephone No.: 07844310055 email: jagtarcheema786@gmail.com

Architectural Designer: **Sunil Mehan**
(Planning and Construction) Rammurti Design Ltd
268 Tilehurst Road
Reading
RG30 2NE

Telephone: 07799883574 email: sunil_mehan@hotmail.com

Structural Engineer: Creative Design (Structural) Ltd
17, Fox Road,
Langley, Slough,
Berkshire.
SL3 7SG.

Telephone: 07877519947 email: rahul@cdstructural.com

1 BRIEF DESCRIPTION OF THE WORKS

- 1.1 Single storey rear extensions with a hip to gable roof conversion and insertion of pitched roof dormers to the front and rear elevations of the existing house.
- 1.2 Minor demolitions and removals related to the building structure.
- 1.3 There are no existing trees to be protected on the site during the works.
- 1.4 The works to include construction of simple foundations, ground floors in Beam and Block suspended construction and upper floors in timber, masonry cavity wall construction with some stone banding and pitched roofs
- 1.5 Complete construction and clear away ready for occupation.

2 SEQUENCE OF OPERATIONS

2.1 Party Wall Notices

Identify need for and to Issue all notices required under the Party Wall Act, and submit all construction details for agreement by the agreed party wall surveyor.

2.2 Conditional Survey

The contractor to prepare a schedule of condition with photos of the land and adjacent buildings that is to be taken up for the works, before works commence and agree this directly with the adjoining owners if required.

2.3 Site Clearance

Clear debris within the site boundary area ready for the building works.

Soft strip generally and under strict supervision for works to the roof and removal of roof tiles.

Erect site hoarding side and rear boundaries and to restrict works area at rear. Paint the hoarding white. Put in place all signage i.e. Danger Demolition in Progress; Warning Dangerous site – Keep Out; Children warning signs; etc., and protective barriers as required under the CDM regulations.

2.4 Construction Works

i) Working Hours:

The Site working hours shall be 0800 to 1800 Monday to Fridays and 0900 to 1300 on Saturdays.

ii) Parking Facilities:

All site operatives will arrive on site in a van or by public transport to minimise vehicles being parked on site. Temporary visitor parking will be provided. The parking area is as shown on the attached plan.

iii) Loading and unloading Facilities:

All loading and unloading of plant and materials shall be carried out in designated area as shown on the attached plan.

Access to the work area in the main will be via the existing access to the dwelling Part of the rear garden will be used temporarily as a parking area with secure gated access

Parking suspensions if required will be applied for, and for the placement of skips onto the road.

Once all the concrete foundations are complete, scheme to progress in correct sequences to roof level and completion.,

Only sufficient building materials for the construction of the new building shall be stored on site to complete the building works as vehicular access and storage capacity on site is limited.

Wheel cleaning facilities shall be provided adjacent to the gated entrance. Where possible the delivery of materials to site shall be programmed when the site ground is reasonably dry.

iv) Storage Facilities:

Storage of plant and materials used in constructing the development areas are as shown on the attached plan.

Set out and mark the foundation limits to setting out details.

Foundation design is likely to be standard footings 1.0m deep.

Specialist foundations are not anticipated as being required.

Once the concrete footings are set, follow with the construction of new building extensions of walls; new floors and roof structures; roof membrane, soffit & rainwater guttering; windows doors and painting, etc. The works shall be carried through with reasonable expedition after commencement and so as to avoid unnecessary inconvenience to the adjoining owners or occupiers.

Weekly liaise with the owner to minimize inconvenience caused by the works and ascertain security is maintained on both sides throughout the works. Dampen and clear away any dust and debris from time to time as necessary. Provide temporary screens to protect the windows.

v) Avoidance of dust & mud on roads

Site planning:

Erect solid barriers to site boundary; No bonfires or any burning of materials on site; Plan site layout – machinery and dust causing activities should be located away from sensitive receptors;

All site personnel to be fully trained;

Trained and responsible manager on site during working times to maintain and carry out site inspections.

Construction Traffic:

All vehicles to switch off engines – no idling vehicles; Effective vehicle cleaning and specific fixed wheel washing on leaving site and damping down of haul routes;

All loads entering and leaving site to be covered;

No site runoff of water or mud; On-road vehicles to comply to set emission standards;

Minimise movement of construction traffic around site; ensure Hard surfacing and effective cleaning of haul routes for vehicles around site.

Demolition operations:

Use water as dust suppressant;

Cutting equipment to use water as suppressant or suitable local extract ventilation;

Use enclosed chutes and covered skips;

Wrap building(s) to be demolished, with scaffold perimeter sheet enclosure

Site operations:

Minimise dust generating activities;
Use water as dust suppressant where applicable;
Cover or fence off stockpiles to prevent wind whipping;
Section off and or screen mixing areas

v)-i Noise mitigation

Construction working hours should be carefully managed.
Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions.

The contractor will ensure that all plant complies with the relevant statutory requirements;

- HGV and site vehicles will be equipped with non-tonal reversing alarms;
- Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use;
- All pneumatic tools will be fitted with silencers/mufflers;
- Care would be taken when unloading vehicles to avoid un-necessary noise;
- The use of particularly noisy plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning;
- Restrict the number of plant items in use at any one time;
- Plant maintenance operations will be undertaken at distance from noise-sensitive receptors;
- Reduce the speed of vehicle movements;
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors;
- When replacing older plant, ensure that the quietest plant available is considered;
- Drop heights will be minimised when loading vehicles with rubble;
- Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors;
- Local hoarding, screens or barriers should be erected to shield particularly noisy activities;
- If required, Piling will be carried out with the method that minimises both noise and the transmission of vibration to sensitive receptors;
- Temporary noise screens will be used to reduce noise from particularly noisy activities and the height of perimeter hoarding will be extended where this would assist in reducing noise disturbance at sensitive receptors.

vi) Site Access

The main site access will allow all vehicles to enter the site in a single direction.
A competent banksman will be in attendance at all times to oversee entrance and exit of vehicles.
Disposal and deliveries shall be scheduled such that off-site holding areas will not be required.

vii) Traffic Management

Temporary footpath closures are not envisaged as all works are integral to the site, with use of existing services and drainage routes being re-used.

If required, contractor will apply for licences and permits in advance of works commencing.

Otherwise road traffic management for short duration shall be required during deliveries and disposal vehicles entering and exiting the site.

The construction team will reduce as far as possible any potential impacts of construction on the highway network during the construction. Motorways and principal road shall be used by construction vehicles.

2.5 Scaffold

Scaffold licence to be applied for in advance

Scaffold up to and including roof fascia level. Scaffold fitted with safety netting to prevent any accidental falling of material. Provide first floor level holding / scaffold boarding area to trap or prevent any falling materials getting through. Put in place all 'Keep off the scaffolding'; 'Warning falling objects', etc. signage.

2.6 Cranage

Lifting to upper levels will be necessary and proposals for use of a self erecting type crane to limit needs for on site installation. The crane type, to ensure limited oversailing over adjoining boundaries with specialist and competent operatives provided by or trained to CPCS standards by crane hire company throughout the duration, crane erection and crane dismantling at end of works.

2.6 Reinstatement and Boundary Fencing

Remove any scaffolding or screens from the adjoining owner's property as soon as the construction works adjacent to the property are complete. Reinstatement area in adjacent properties to its original condition as agreed.

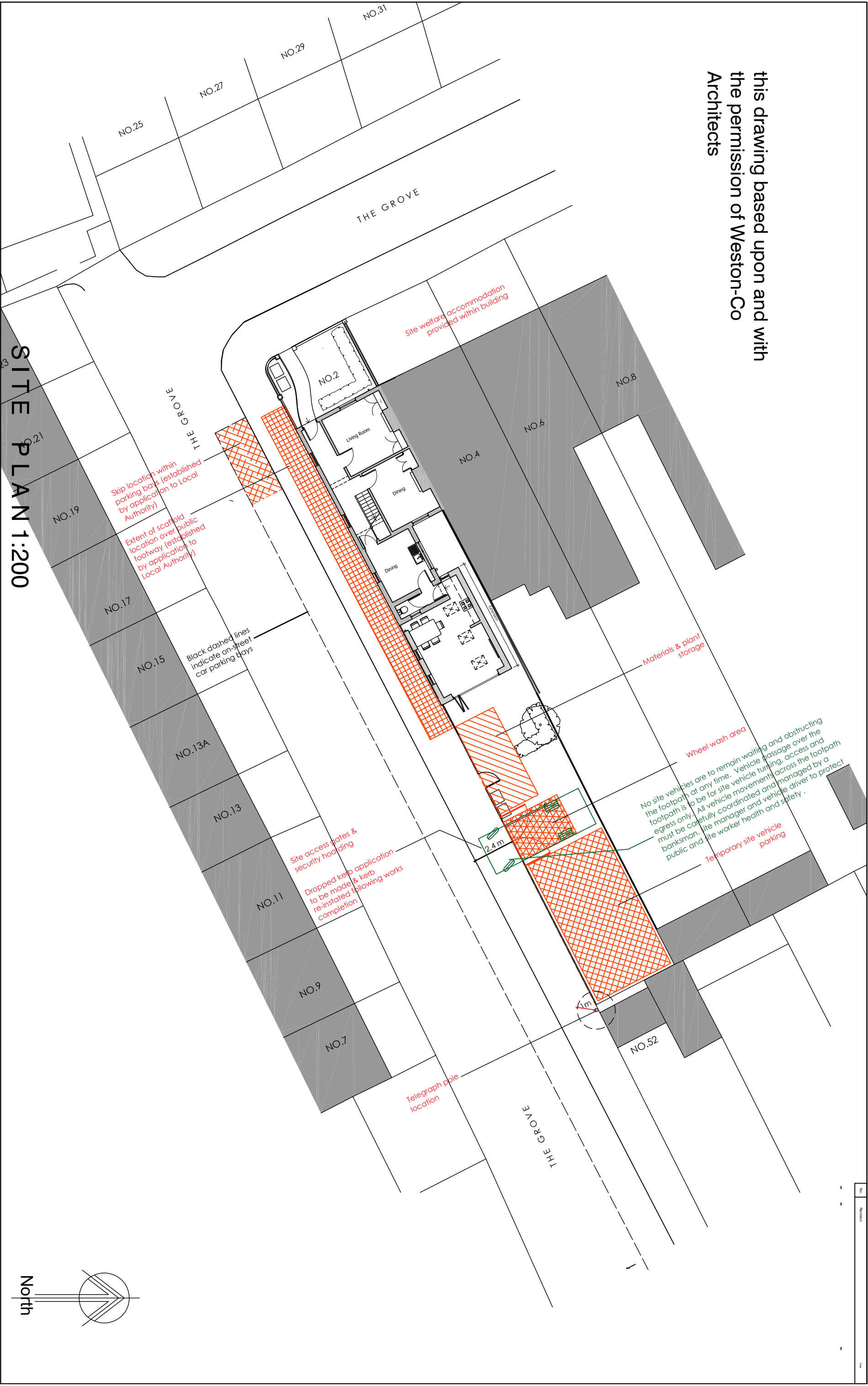
Lastly, remove temporary ply board fencing and posts inclusive of post foundations. Reinstatement post footing voids left after removal of temporary posts.

2.7 External Works and Completion

Remove and clear all rubbish / debris left over.

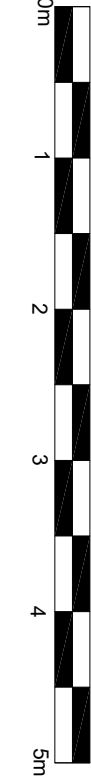
Upon completion of the works and following the reinstatement of the said land, the builder is to jointly inspect the reinstatement.

this drawing based upon and with
the permission of Weston-Co
Architects



SITE PLAN 1:200

North



Revised proposals for the extensions to existing dwelling to replicate approved scheme for extensions ref: 211869 - at 2 The Grove, Reading RG1 4RB for Mr Khatter

SITE SET UP AND COMPOUND PLAN
Scale: as shown
Date: February 2026 TGR02:SS1 Rev P2