

Project Information

Site Address: 23 Church End Lane, Tilehurst, Reading, RG30 4XA

Drawing Reference: PL/A724/08 – Proposed Construction Management Layout

Document Reference: PL/A724/D04 – Construction Method Statement

Application Type: Approval of details reserved by condition (APP. REF. PL/25/0273)

The accompanied drawing PL/A724/08 is for statutory planning and building control purposes only... Contractor must verify all dimensions, levels, and boundary positions on site before commencing any works.”

CONSTRUCTION METHOD STATEMENT (CMS)

1. Introduction

This Construction Method Statement has been prepared to discharge Condition 12 of planning approval PL/25/0273 for the development at 23 Church End Lane, Tilehurst, Reading.

The CMS sets out the measures that will be implemented to ensure the safe, considerate, and environmentally responsible construction of the development. All contractors and site operatives will be required to comply with this CMS throughout the demolition and construction period.

2. Parking for Site Operatives and Visitors (Condition 12a)

- A dedicated on-site parking area will be provided within the site boundary for all construction operatives and visitors.
- No parking will be permitted on Church End Lane or on the grass verge at any time.
- All contractors will be instructed, in writing and during induction, that on-street parking is strictly prohibited.
- Signage will be installed at the site entrance directing operatives to the designated parking area.
- The parking area will remain available throughout the construction period.

3. Storage of Plant and Materials (Condition 12b)

- A secure materials storage zone will be established within the site boundary, away from neighbouring properties and public footpaths.
- All materials, plant, and equipment will be stored within this designated area only.
- Deliveries will be scheduled to minimise on-site stockpiling.



- Hazardous materials (e.g., fuels, adhesives) will be stored in accordance with COSHH regulations.

4. Security Hoarding (Condition 12c)

- The site will be enclosed with 2.0m high timber hoarding or Heras security fencing.
- Hoarding will be maintained in good condition throughout the works.
- Warning signage will be displayed, including:
 - “Construction Site – Keep Out”
 - “No Unauthorised Access”
- Access gates will be locked outside working hours.

5. Footpath or Road Closures (Condition 12d)

- No road closures or footpath closures are anticipated.
- All works will be contained within the site boundary.
- If temporary traffic management becomes necessary, a separate application will be submitted to the Local Highway Authority for approval.

6. Wheel Washing Facilities (Condition 12e)

- A wheel-washing station will be installed at the site exit to prevent mud and debris being carried onto the public highway.
- Measures include:
 - Manual jet-wash system
 - Hardcore/stone rumble strip
 - Regular sweeping of the site entrance
- Any mud deposited on the highway will be removed immediately.

7. Waste Recycling Scheme (Condition 12f)

- A Site Waste Management Strategy will be implemented, including:
 - Segregation of waste streams (timber, metal, plastics, concrete, soil).
 - Use of licensed waste carriers only.
 - Recycling of materials wherever possible.
 - Minimisation of packaging waste through supplier agreements.
- Waste transfer notes will be retained for inspection.

8. Site Lighting Control Measures (Condition 12g)

- Site lighting will be kept to the minimum necessary for safe working.
- Lighting will be:



Directed inwards and downwards

Fitted with hoods/shields to prevent light spill

Turned off outside working hours except for essential security lighting

- No lighting will be directed towards neighbouring properties.

9. Dust, Dirt and Airborne Pollution Control (Condition 12h)

The following measures will be implemented:

- Water suppression during cutting, drilling, and demolition.
- Damping down of dusty surfaces during dry weather.
- Sheeting of lorries transporting loose materials.
- Covering of stockpiles.
- Use of dust-controlled tools where possible.
- Regular sweeping of access routes.
- No burning of waste on site.

These measures comply with IAQM Construction Dust Guidance.

10. Noise Control Measures (Condition 12i)

- Working hours will be restricted to:
Monday–Friday: 08:00–18:00
Saturday: 08:00–13:00
No works on Sundays or Bank Holidays
- Plant and machinery will be fitted with silencers and acoustic covers.
- Engines will not be left idling.
- No radios or amplified music will be permitted on site.
- Noisy operations will be scheduled during mid-day periods where possible.
- Neighbours will be notified in advance of any particularly noisy activities.

11. Compliance

All measures within this Construction Method Statement will be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

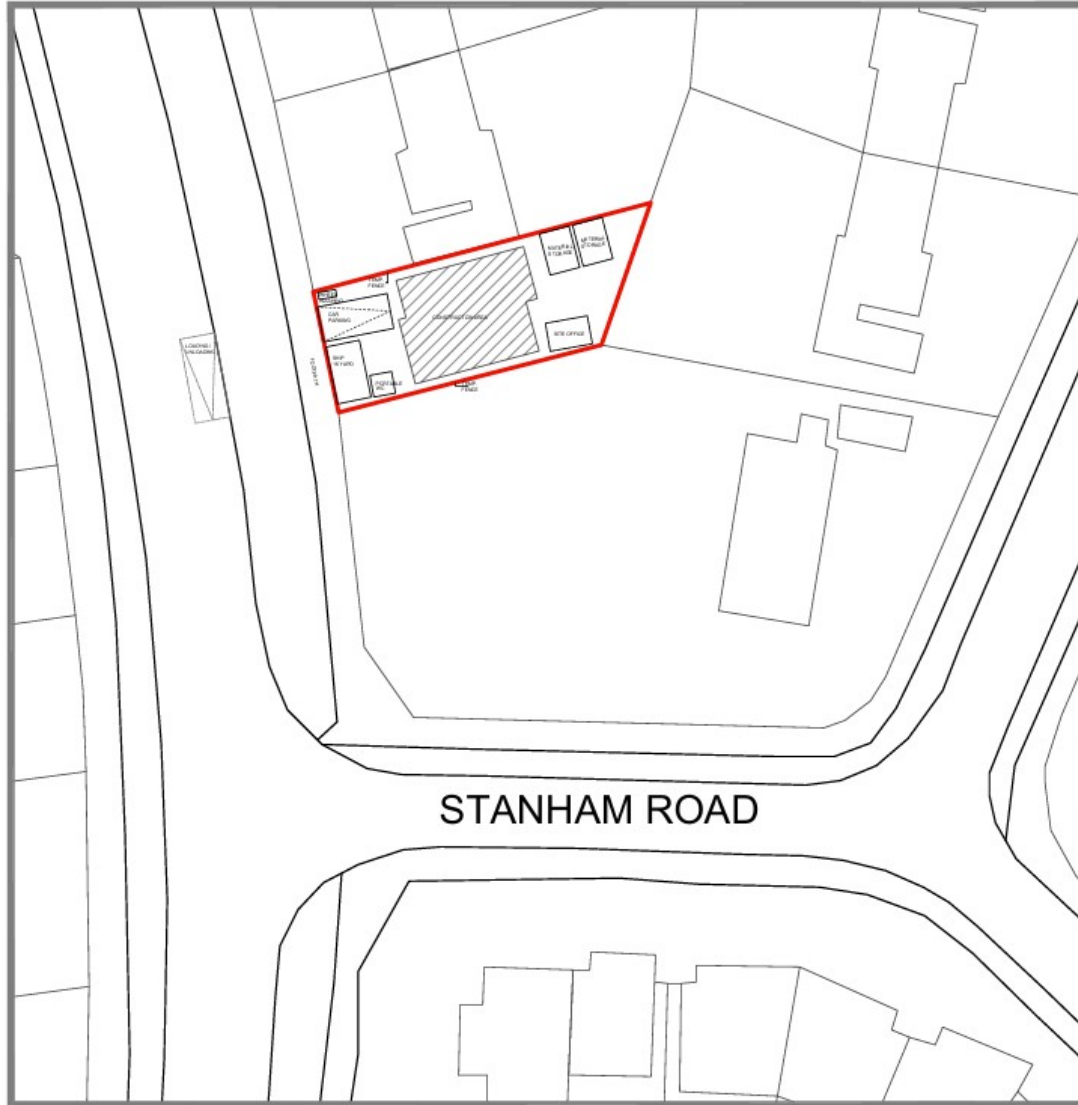
A copy of this CMS will be kept on site at all times and made available to the LPA upon request.



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DESIGN CONSULTANTS

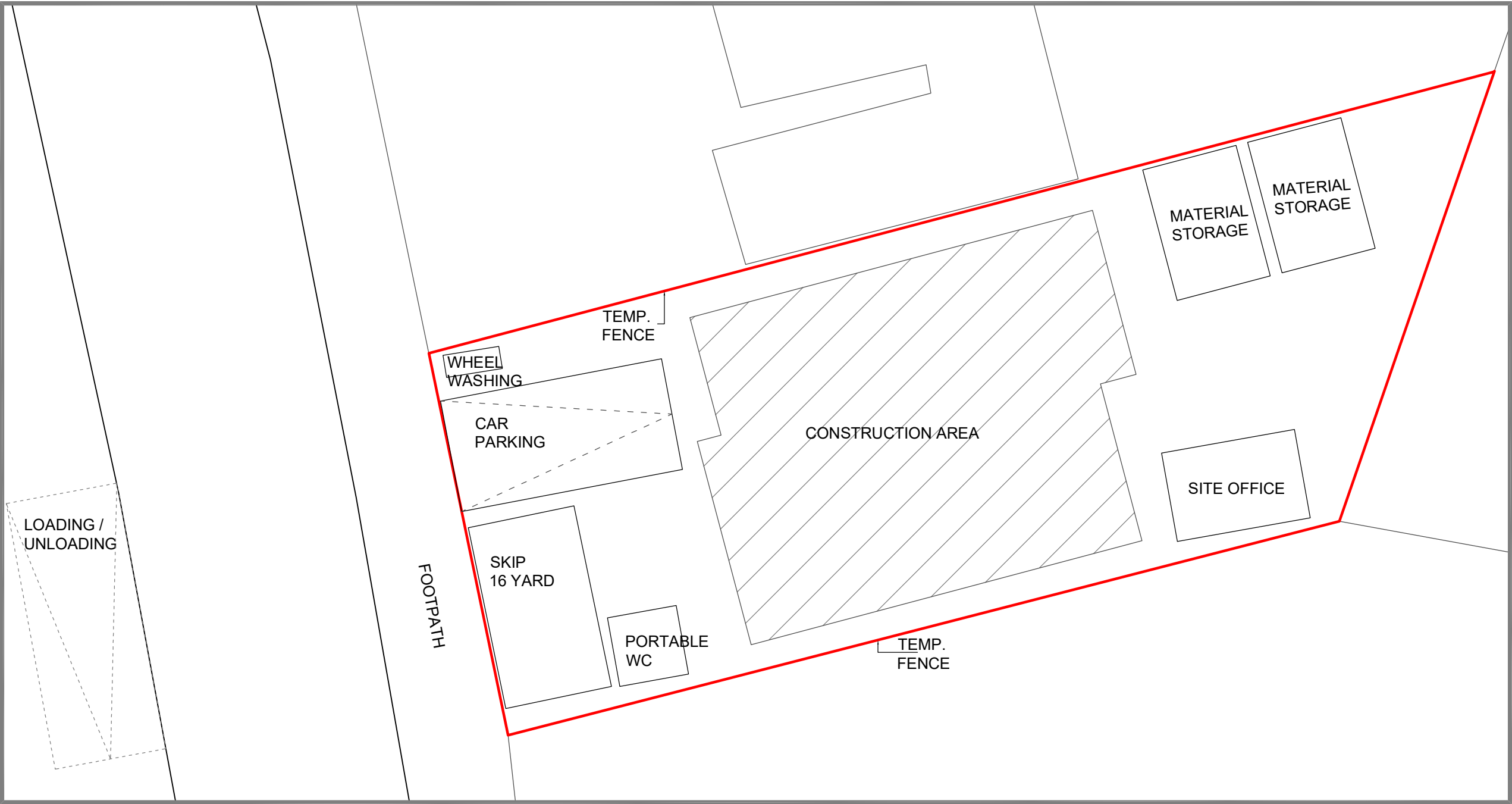
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SITE PLAN
SCALE 1:500





DISCLAIMER
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All dimensions must be checked on site. Do not scale from this drawing. Any discrepancies must be reported to Arcadia Design Consultants prior to commencing any work. This drawing is to be read in conjunction with all relevant architectural, structural, civil, and specialist consultant information. Arcadia Design Consultants accepts no responsibility for the accuracy of information provided by third parties or for any changes made on site without prior written approval.

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GENERAL NOTES
This drawing is for statutory planning and building control purposes only.

Contractor must verify all dimensions, levels, and boundary positions on site before commencing any works or ordering materials.

No site supervision is implied or undertaken unless separately agreed in writing.

This drawing does not indicate the structural condition of the existing property.

Extent of excavation works is to be determined by the contractor prior to pricing or commencing works.

All works must comply with current Building Regulations, British Standards, and manufacturer specifications.

PARTY WALL ACT 1996
The owner is responsible for serving the appropriate Party Wall Notices to all affected adjoining owners where works fall within the scope of the Act, including but not limited to:

- Support of beams
- Insertion of DPC
- Raising or rebuilding a party wall
- Cutting into or cutting off projections
- Underpinning
- Excavation within 3m or 6m of neighbouring structures depending on foundation depth

A Party Wall Agreement must be in place prior to commencing any notifiable works.

BUILDING OVER / NEAR PUBLIC SEWERS
The owner is responsible for obtaining a Build Over Agreement where required, including:

- Building within 3m of a lateral drain serving one other property
- Building within 3m of a public sewer serving multiple properties

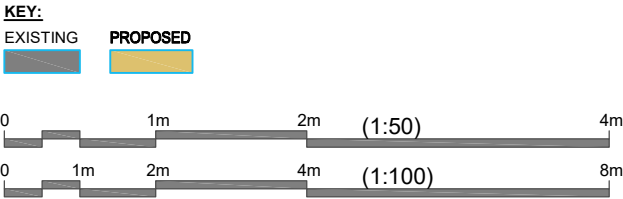
If unsure, the owner must consult the relevant water authority before works begin.

SITE INFORMATION
No check dimensions of the existing site have been taken by Arcadia Design Consultants.

All existing information has been provided by the client.

Any discrepancies between the drawing and site conditions must be reported immediately.

CONSTRUCTION MANAGEMENT PLAN
SCALE 1:100



P R E - L I M I N A R Y I S S U E					
				PROJECT	
				NEW HOUSE DEVELOPMENT AT 23 NEW CHURCH LANE, READING - RG30 4XA	
REV.		DATE		DESCRIPTION	
DWG NO:		PL/A724/08		SCALE	1:100 @ A3
DATE		MAR. 2026		DRAWN BY	MQ