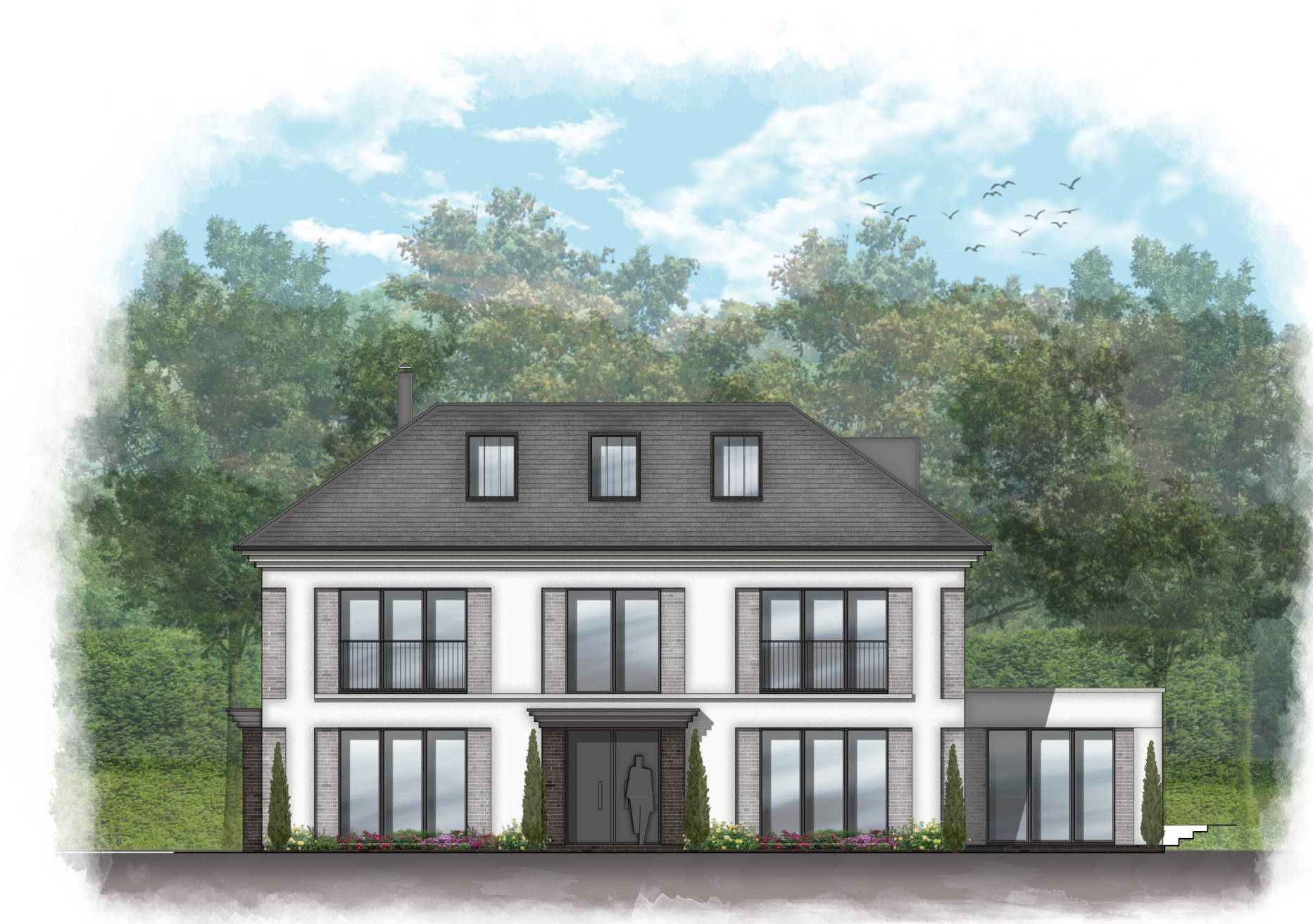


LAND ADJACENT
TO 43 UPPER REDLANDS
ROAD, READING,
RG1 5JE

CONSTRUCTION METHOD STATEMENT
JUNE 2025



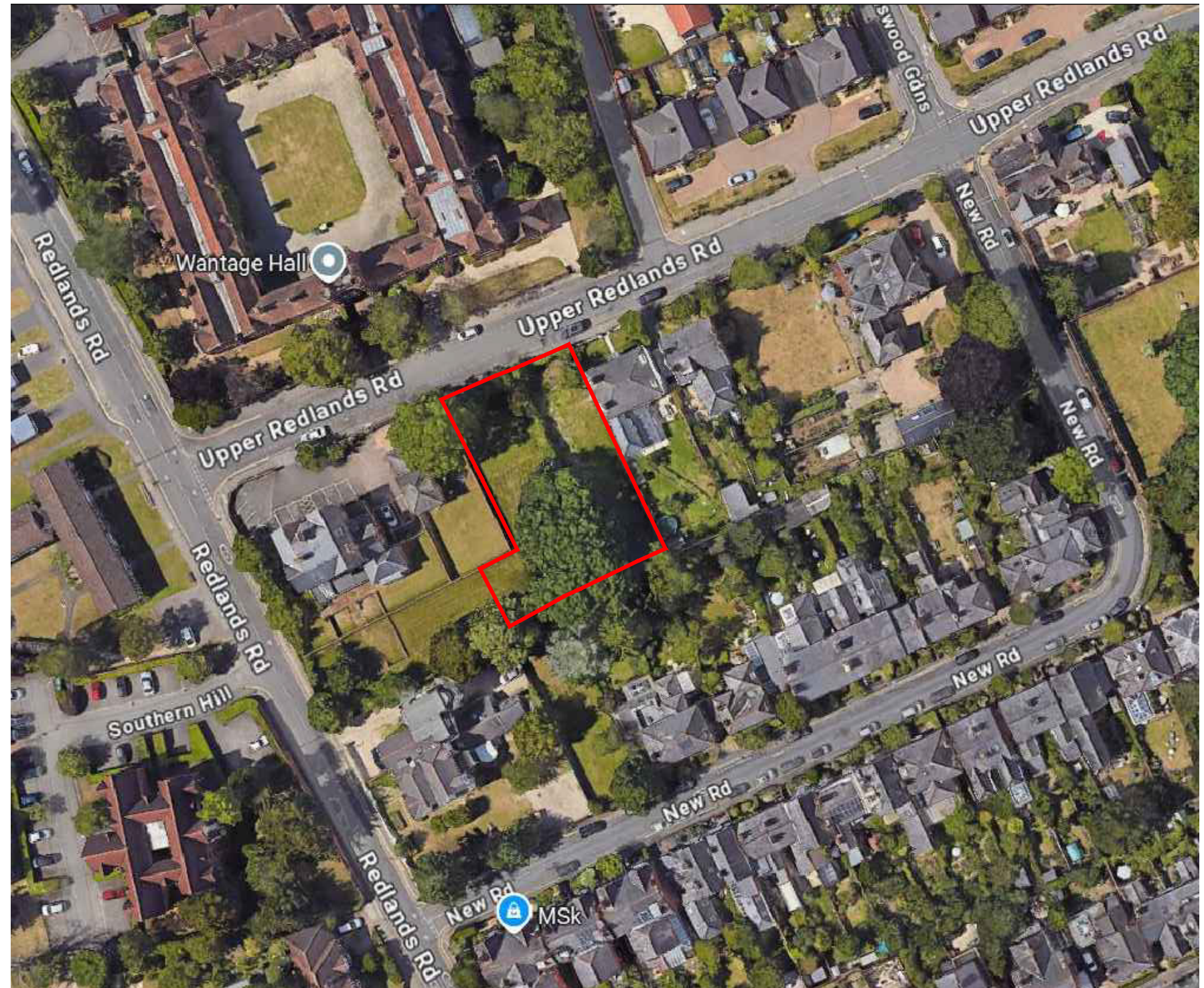
LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Site location & context

The site is located in the southern part of Reading, within the Redlands Conservation Area. It includes land situated between 43 and 45 Upper Redlands Road. The site is mostly bordered by residential properties, except where it meets the road. These nearby properties are typically 2-3 stories tall, with a range of traditional architectural styles, including two-story brick terraced houses and two story rendered detached houses.

To the north, across Upper Redlands Road, stands Wantage Hall, a Grade II listed building from the 20th century.

The site lies within Flood Zone 1.



LAND ADJACENT TO 43 UPPER REDLANDS ROAD

The parking of vehicles of site operatives and visitors

Site personnel will be advised of the parking arrangements on site prior to reporting to site, with two onsite spaces provided for contractors vehicles, such as vans carrying equipment, as shown on the CMS Plan.

The south side of Redlands Road is restricted to permit holders only, while the north side is pay and display parking , Monday to Sunday between 8:00am and 5:30pm

Site operatives employed by Main-Contractors will be advised through their Employers while each Sub-Contractor will be advised of the parking restrictions at the time of Tender and advised, where possible, to request site operatives use public transport to travel to the site. The adjacent Redlands Road is served by regular services which provides a 15 minute frequency to the town centre and railway station. Other regular bus services along the Shinfield Road and Kings Road are within a 10 to 15 minute walk of the site.

Site visitors will be advised of parking arrangements and parking area at the time of making an appointment to visit the site. Consultants and their staff involved with the site are aware of the parking restrictions.

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Loading and unloading of plant and materials

Due to the parking bays along Upper Redlands Road, deliveries to site will be undertaken in flat bed lorries as detailed on the swept path analysis drawing accompanying this statement. The loading and unloading of plant and materials will take place on site next to the materials storage area as shown on the CMS plan.

Materials will be stored within the site as shown on the CMS plan.

All works traffic, including deliveries and site visits will be supervised, managed and policed by trained banksmen. Incoming vehicles will be informed of the site logistics regime by the banksmen, who will ensure they safely reverse into the site, managing traffic along Upper Redlands Road during this time and conversely ensure they egress from the site safely.

The vast majority of materials will be brought into site on a 'just-in-time' basis. A designated Logistics Manager will control deliveries of materials to the site through a booking system, requiring 48 hours' notice. No unauthorised deliveries will be accepted.

Drivers will call ahead to the site to ensure that the loading area is available to prevent congestion on the local highway network. Vehicles will not be permitted to stop and wait within the vicinity of the site.

Prior to leaving the site, all vehicles will be inspected by the driver and designated banksmen to ensure that the vehicle is clean and safe to leave the site, all loads are secured and where applicable, vehicles are sheeted over. Adjacent roads will be kept clean at all times by the use of manual and mechanical means as required, backed up by cleaning facilities on site as necessary.



LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Storage of plant and materials

Plant & materials will be stored within the site as shown on the site plan. No plant or materials will be stored on the public highway at any time.

The erection and maintenace of security hoardings/erection of tree protection fencing

A 2m secure hoarding will be erected before the start on site across the front of the site at the agreed new gate opening. All other boundaries exist & will be respected during the construction.

Tree protection measures as specified will be incorporated

Wheel washing facilities

Wheel washing facilities will be provided within the Site. This will prevent any dirt/dust from leaving the site. Any overspill will be washed off the road and footway surface at regular intervals with local drainage systems utilised.

Vehicles will be cleaned prior to leaving the site so as to minimise deposits of spoil or debris on the local highway network.

Regular inspections of the nearby highway gully drains will be programmed into the construction activities to ensure the existing drains are kept free from a build-up of dirt. When appropriate, the gullies will be cleared to ensure full operation is maintained.

A road sweeper will be used as required on the surrounding local highway.

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Scheme for recycling/disposing of waste resulting from demolition and construction works

All waste to be handled by certified waste contractor.

Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and method of preventing deposition of materials on the public highway)

To manage construction traffic, and ensure traffic does not travel on inappropriate roads, construction vehicle access routes have been identified. These identified routes have been informed by the existing highway conditions, including any restrictions which may impact on the movement of HGVs and the potential types of vehicles to be used during construction.

Drivers will be expected to comply with the preferred routing method, and it will be the responsibility of the Main Contractor to communicate the principles of the construction logistics plan with all suppliers.

Given the available width of the highway between the parking spaces, all deliveries will approach from the east and reverse into the site, egressing in a forward gear and turning left towards Redlands Road.

Arrivals will be routed from the A4 London Road via Alexandra Road, turning right into Upper Redlands Road then to the site, or from the A327 Shinfield Road via Elmhurst Road and turning left into Upper Redlands Road then to the site. Departing delivery vehicles will turn left out of the site to Redlands Road and either turn left or right returning to London Road or Shinfield Road.

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Measures to minimise noise and vibration mitigation during works

Working Hours

Noisy operations may only occur during normal working hours Monday-Friday 08:00-17:30 and Saturday 08:00-13:00. Works will not occur on Sundays and Bank Holidays.

Noise, dust and vibration will be controlled by employing Best Practicable Means (BPM) as prescribed in the following legislative documents and the approved code of practice BS 5228:

- The Control of Pollution Act 1972
- The Health & Safety at Work Act 1974
- The Environmental Protection Act 1990
- Construction (Design and Management) Regulations 1994
- The Clean Air Act 1993

General measures to be adopted by the Contractor to reduce noise, dust and vibration include:

- Erection of site hoarding to act as minor acoustic screen.
- Use of super silenced plant where feasible.
- Use of well-maintained modern plant.
- Site operatives to be well trained to ensure that noise minimisation and BPM's are implemented. · Effective noise and vibration monitoring to be implemented.
- Reducing the need to adopt percussive and vibrating machinery.
- Bored piling techniques to be adopted to reduce piling induced vibration if required.
- Piles to be broken down using non-percussive techniques.
- Vehicles not to be left idling.
- All loads entering and leaving the site to be covered.
- Measures to be adopted to prevent site runoff of water or mud.
- Water to be used as a dust suppressant.
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation system.
- Skips to be covered.
- Drop heights to be minimised during deconstruction.
- Use of agreed wet cleaning methods or mechanical road sweepers on all roads around site.
- Set up and monitor effective site monitoring of dust emissions.
- Working hours to be restricted as required by the Local Authority.

The site will be set up in such a way as to mitigate dust. The developer when planning construction works will consider and where appropriate shall;

- Locate machinery and dust generating activities away from off-site sensitive and receptors;
- Create a physical distance and/or barriers between dust/emission generating activities and receptors;
- Install solid screens/barriers around dust generating activities and stockpiles. These should be as high as the relevant stockpiles in question as a minimum;
- Cover, seed, fix, or compact and profile stockpiles to prevent wind whipping; and,
- Remove loose small grain materials as soon as possible.

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

The main contractor will maintain the site to ensure it is kept in good working order. Measures required include;

- Run off and mud will be contained and managed on site;
 - Hoardings, fencing, barriers, and scaffolding will be regularly cleaned using wet methods to prevent resuspension of particulate matter;
 - Regular checks for soiling due to dust of buildings should be carried out with cleaning, using wet methods, carried out where and when visible dust deposition can be seen to be occurring;
 - Require a change of shoes and clothes by staff and visitors before going off-site; and,
 - Provide personal cleaning facilities on-site.
-
- Appropriate silencers/mufflers/noise restrictors fitted to plant/equipment, and white noise reverse alarms on vehicles
 - No dropping of items from height – use of appropriate lowering platforms/winches/appropriately lined rubbish chutes and skips
 - Siting noisy machinery/equipment away from receptors/site boundaries e.g. generators (fitting with acoustic enclosures if necessary)
 - No or cautious use of radios/sound reproduction equipment – to be kept at a level that can't be heard by nearby receptors
 - Letter drops to nearby receptors if doing works which could be particularly noisy (e.g. piling, breaking out concrete etc.) containing estimated timescale and contact details
 - Turning off vehicles/equipment when not in use
 - Careful selection of construction methods and plant to be used – using the most quiet but suitable method/equipment/machinery for the job

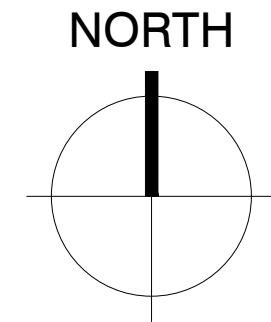
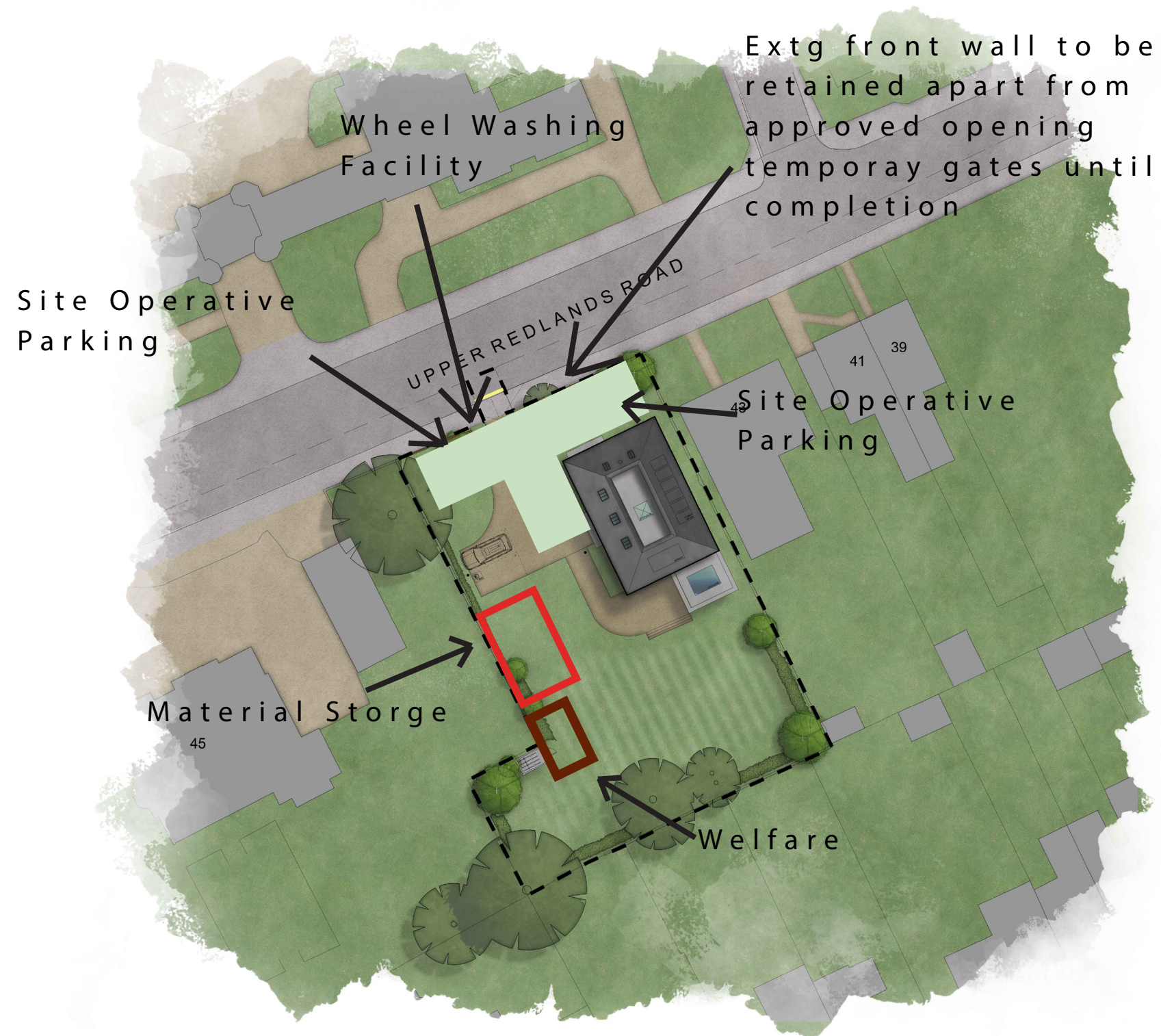
All works involving vibration will be minimised, where possible eradicated by design and the use of controlled mechanical equipment. The contractor will install a monitoring system to surrounding areas and monitor levels. After discussion with party wall surveyors and depending on the activities taking place on site through the job, the monitoring levels will be set accordingly. These will activate an alarm when the limits are reached which will notify site immediately. Works can then cease and be re-assessed. Any operation involving vibration will have a HAVS risk assessment and procedures put into place to minimise the effects on personnel

Conclusion

It is our opinion that the proposed works can be carried out within a safe manner by a suitable contractor and that noise, dust and vibration can be sufficiently mitigated.

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

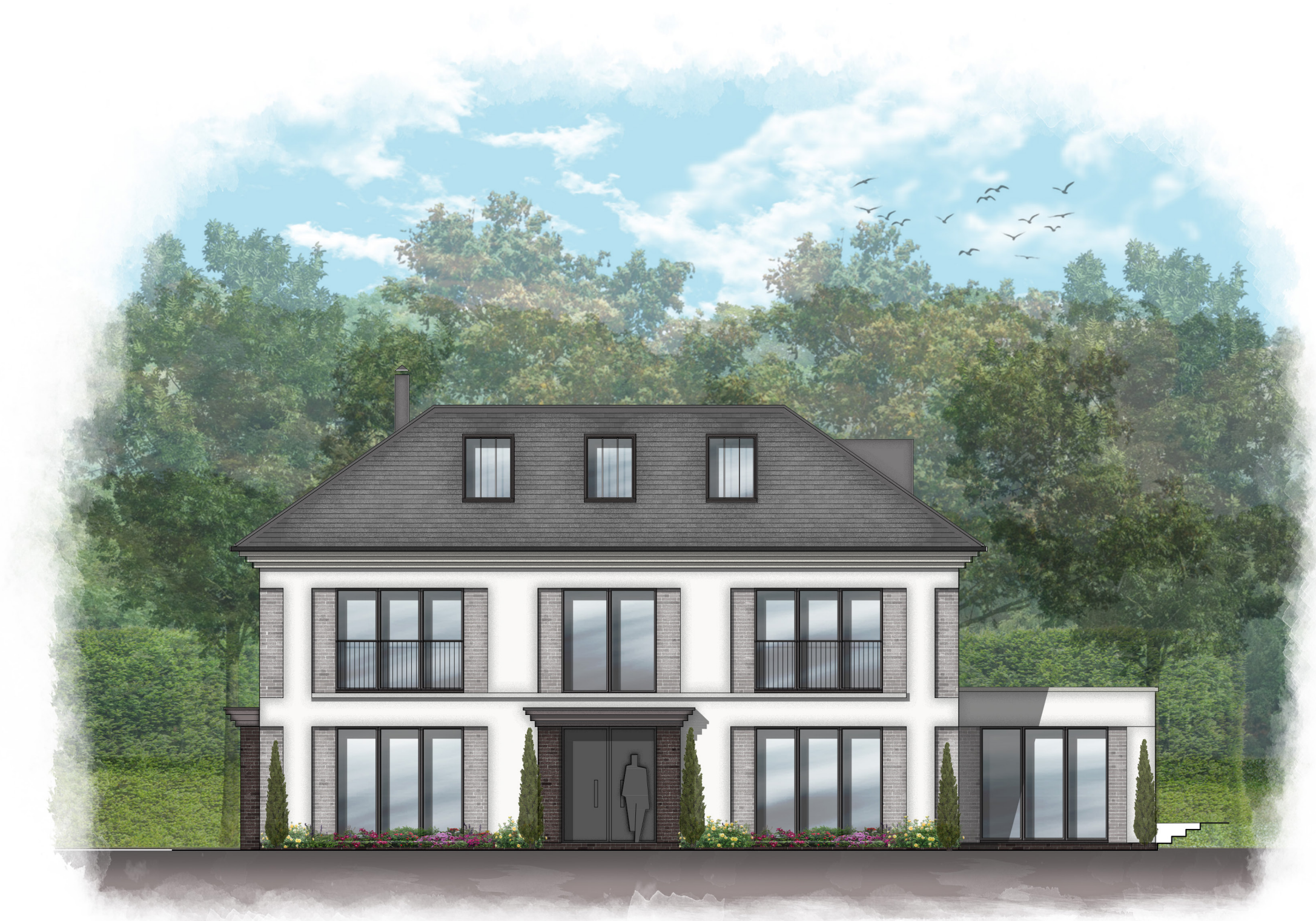
CMS site plan



NOT TO SCALE

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Proposed front elevations (west)



PROPOSED FRONT ELEVATION (WEST)



www.ascotdesign.com

Ascot Office:
Ashurst Park, Ashurst, Church Lane, Ascot SL5 7DD
01344 299 330

London Office:
29 Farm Street, Mayfair, London W1J 5RL
020 39940015

Cheshire Office:
Booths Hall, Booths Park, Chelford Road, Knutsford,
WA16 8GS
01565 756 147