

REVISED COORDINATED DEMOLITION AND CONSTRUCTION METHOD STATEMENT

For discharge of Condition 11

Demolition of existing bungalow and outbuildings and erection of new two-storey dwelling

Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Item	Detail
Client	Mr & Mrs R. Arnold
Project Number	3863
Planning Reference	PL/24/1614 / discharge application PL/26/0352
Document	Condition 11 - Revised Coordinated Demolition and Construction Method Statement
Revision	Final for submission - Condition 6 phased building removal wording incorporated verbatim; latest references checked and final commitments retained.
Date	June 2026
Status	Final for submission to the Planning Authority

Status and intent

This document is a revised single coordinated Construction Method Statement for Condition 11. It replaces the earlier standalone Condition 11 statement for the purposes of discharge and coordination. It also incorporates, verbatim, the previously submitted Condition 6 phased building removal wording so that the phased-removal commitments are contained within this single operative method statement. It adds the missing Site Waste Management Plan, construction lighting controls, pest control and drain capping/baiting controls, corrected dates, corrected emergency details and confirmed contact details. It also aligns the method with the approved phased removal approach, the CEMP/biodiversity controls, bat/ecology measures and tree protection constraints.

1. Purpose, status and document control

This document is provided for the guidance and instruction of the appointed contractor and site team. It does not remove the requirement for the contractor to consult Reading Borough Council Street Works/Highways, Building Control, statutory undertakers, the appointed ecologist, the appointed arboriculturist, pest control contractor or any other competent consultant before commencing relevant works.

The contractor will comply with this document, the approved drawings, the approved CEMP, the approved Arboricultural Method Statement / Tree Protection Plan and the approved ecology/bat measures. Where documents conflict, the stricter ecological, arboricultural, flood-risk, watercourse-protection or public-safety control will apply unless the relevant consultant and, where required, the Local Planning Authority approve a revised method in writing.

The contractor will present this document to all site personnel and operatives before they start work on site. The contractor will keep a controlled copy on site for inspection by Reading Borough Council, the project team, the ECoW, the arboriculturist and any statutory authority.

Revision	Final for submission - Condition 6 phased building removal wording incorporated verbatim; latest references checked and final commitments retained.	Date	Initials
Final for submission	Clean final issue: Condition 6 phased building removal wording incorporated verbatim, latest references checked and final commitments retained.	June 2026	Applicant / consultant team

2. Contact details

Position	Name	Mobile No.	Email
Client / Employer	Mr & Mrs R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
Architect / Agent	STL Architecture Ltd	0118 989 0808	studio@stlarchitecture.co.uk
Principal Contractor	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
Site Manager / Responsible Person	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
First Aider	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
Resident Liaison Officer	Not Applicable - neighbour liaison to be handled by Client / Site Manager	n/a	n/a
Ecological Clerk of Works / Project Ecologist	NKM Associates (Neil Musgrave)	01386 430299	info@nkmassociates.co.uk
Arboricultural Consultant	Duckworth Arboricultural	07810 440546	sarahcduckworth@hotmail.com
Pest Control Contractor	KILLPEST Ltd	07748 060499	info@killpest.com
Emergency out-of-hours site contact	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk

3. Source documents and order of precedence

Document / control	Reference	Use in this CMS
Condition 11 CMS	This revised statement	Single site method statement for demolition, construction, waste, lighting, pest control, emergency procedures, neighbour liaison, highway controls and records.

Condition 6 phased building removal	Previously submitted Condition 6 construction method statement - phased building removal wording incorporated verbatim in Appendix C of this CMS.	Controls the sequence for workshop shed removal, retention of existing dwelling and final pre-occupation removal. The earlier standalone wording is incorporated within this CMS to avoid overlapping live method statements.
Construction Management Plan	Conditions 11 & 19 - 3863/300D, 3863/306B and 3863/307B	Site setup, parking, loading/unloading, waste area, wheel washing, tree/ecology fencing and drainage/service information.
CEMP Biodiversity	Condition 19 CEMP v1.04 / final submitted version	Ecology, BPZ, bats, watercourse protection, ECoW and stop-work controls.
Tree Protection Plan / AMS	WARREN CREEK TPP 06942/2026 and AIA/AMS 06560/2024, including any Condition 18 addendum	T3, T5, T7 and W21 protection, RPAs, CEZs, arboricultural supervision and service-route controls.
Lighting	Condition 20 External Lighting Scheme and latest lighting layout plan	Permanent lighting is outside this CMS except where temporary construction lighting must avoid conflict with ecological lighting controls.
Landscape plan	Conditions 17 & 20 - 3863/301E Proposed Soft and Hard Landscaping Plan	Landscape interface, updated bin store, soft landscaping and slipway removal/infill shown on current landscape drawing.

4. Site-specific context and constraints

- The works comprise controlled phased removal of existing structures and construction of the approved replacement dwelling at Warren Creek, The Warren, Caversham, Reading RG4 7TQ.
- The site lies within Flood Zone 3b functional floodplain. Construction activity shall not raise ground levels, block flood conveyance, store buoyant or polluting materials where they could be mobilised by floodwater, or discharge silt/contaminants to the creek or River Thames.
- The site contains the creek and is close to the River Thames corridor. Watercourse protection is a core construction constraint, not a landscaping-only matter.
- Retained TPO trees are T3, T5 and T7 as shown on the current Tree Protection Plan. W21 is the TPO woodland area adjoining the eastern boundary. Older tree references or vague references must not be used where they conflict with the current TPP.
- The Warren is a narrow road and includes a public cycle route. Deliveries, unloading, parking and highway cleanliness must be controlled to avoid obstruction and neighbour disturbance.
- The approved CEMP, TPP/AMS, service-tracing controls and ECoW/arboricultural stop-work powers form part of the construction methodology.

5. Scope and conditions covered

This CMS covers Condition 11 and is coordinated with Conditions 6, 18, 19 and 20. The previously submitted Condition 6 construction method statement for phased building removal is incorporated verbatim in Appendix C so the same commitments remain in force within this single coordinated document. The contractor will carry out the works only in accordance with the approved phased sequence. No alternative sequence will be used unless agreed in writing with the Planning Authority and, where relevant, the ECoW/arboricultural consultant.

Topic	Mandatory site action
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Condition 11 coordination	Implement this CMS as the single site method statement for demolition, construction, waste, temporary construction lighting, pest control, emergency procedures, neighbour communication, highway controls and records.
Condition 6 demolition phasing	Remove the workshop shed before groundworks. Retain the existing dwelling and remaining outbuildings until the new dwelling is structurally complete, then remove them before final occupation/planning sign-off unless the approved phasing is formally changed.
Condition 18 tree protection	Install and maintain tree protection before enabling works, delivery, storage, demolition or construction activity. No works, storage, parking, mixing, refuelling, excavation, level changes or service routes shall take place inside RPAs/CEZs unless specifically approved in the AMS/TPP/addendum or by written arboricultural instruction.
Condition 19 CEMP/Biodiversity	Implement the CEMP, protect the creek, River Thames corridor, retained vegetation and trees, and use the ECoW stop-work procedure if protected species or pollution risk is identified.
Condition 20 lighting	Permanent external lighting shall not be installed under this CMS. Temporary construction lighting shall be limited, downward-facing, baffled and switched off when not required. It shall not be directed towards the creek, River Thames, retained trees, vegetation, W21 or bat commuting/foraging habitat.

6. Commencement date and pre-start hold points

The previously stated commencement date of 30 March 2026 is deleted. The contractor will not commence controlled works until the relevant conditions have been discharged in writing and the pre-start hold points below have been completed.

Hold point	Required action before work starts	Responsible person	Record required
Planning discharge	Written discharge/approval of relevant pre-commencement conditions and confirmation of approved drawings/documents to be used on site.	Client / Agent	Decision notice and controlled drawing register
Pre-start meeting	Meeting with Client, Principal Contractor, Site Manager, ECoW, Arboriculturist and Architect/Agent to confirm phasing, constraints, emergency arrangements, site access and contact details.	Client / Principal Contractor	Pre-start meeting minutes

Neighbour notice	Neighbour notification issued at least three weeks before works start unless otherwise agreed.	Client / Site Manager	Copy letter/email log
Tree protection	Tree protection fencing, signage and approved ground protection installed before plant/materials arrive and signed off by the arboriculturist.	Principal Contractor / Arboriculturist	Signed inspection sheet and photos
Ecology protection	Biodiversity protection zones, no-go fencing/signage, pollution controls and spill kits installed before works start and checked by ECoW.	Principal Contractor / ECoW	ECoW pre-start sign-off
Services and asbestos	Service disconnections/cappings and asbestos/refurbishment/demolition survey completed before demolition/soft strip.	Principal Contractor	Certificates/survey reports
Pest control	Pre-demolition pest survey completed and monitoring/baiting controls installed where required.	Pest Control Contractor	Survey and bait station plan
Section 80 / permits	Demolition notices, highway licences, temporary works and permits obtained where required.	Principal Contractor	Permit/notice file
Service tracing	CAT/GPR and, where relevant, drain CCTV/sonde survey completed before ground disturbance. Service route drawing checked	Principal Contractor / relevant specialist	Survey records and permitto-dig file
	against RPAs/CEZs/BPZs.		

7. Phased works sequence

The previously submitted phased-removal wording is included in full at Appendix C of this document. Appendix C preserves the exact wording of the earlier Condition 6 document and is now incorporated into this coordinated CMS to avoid two overlapping live method statements.

Phase	Works	Controls
Phase 0 - Pre-start and enabling	Complete approvals, surveys, service isolation, pest survey, ecological checks, tree protection, fencing, welfare and site set-up.	No demolition, vegetation clearance or groundworks shall start until the prestart hold points are signed off.

Phase 1 - Workshop shed removal before groundworks	Clear and manually dismantle the workshop shed. Remove roof panels/wall cladding first, then the frame. Lift breeze block foundations by hand or light machinery only where approved.	ECoW shall confirm whether a predemolition bat/bird check is needed immediately before works. Tree protection and no-go zones shall remain in place. Blocks shall be palletised for reuse where suitable or managed as inert waste.
Phase 2 - Construction of new dwelling	Construct the approved new dwelling and associated approved works within the agreed construction zone.	The existing dwelling and remaining outbuildings shall remain until the new dwelling is structurally complete unless the approved phasing is changed. Lighting, waste, tree, ecology, pollution, delivery and highway controls in this CMS apply throughout.
Phase 3 - Removal of existing dwelling and remaining outbuildings	After the new dwelling is structurally complete and before final occupation/planning sign-off, isolate services, complete final bat/bird/pest checks and remove the existing dwelling and remaining outbuildings by controlled top-down inward-falling demolition.	Demolition exclusion zones shall be erected. Pavement/driveway protection shall be used. Foundations and redundant drainage runs shall be removed/capped in accordance with the drain capping method. Voids shall be made safe and finished ready for approved landscaping.
Phase 4 - Slipway removal / void infill / final landscape interface	Remove the existing slipway and infill the void only where that work is confirmed by the approved landscaping / drainage package and only using the method in this CMS.	ECoW and, where relevant, arboricultural checks shall be completed before works. Silt, runoff and debris protection shall be installed so no arisings enter the creek, River Thames, drains or flood conveyance routes.
Phase 5 - Final clearance and handover	Remove surplus waste, redundant temporary controls no longer required, and leave the site clean, safe and ready for approved landscaping / final occupation controls.	Tree protection and ecological exclusion controls shall remain until the arboriculturist/ECoW confirms they can be removed.

8. Working hours and general site rules

- Normal demolition and construction working hours shall be 08:00-18:00 Monday to Friday.
- No Saturday, Sunday or Bank Holiday working shall occur unless separately agreed in writing with the Local Planning Authority and neighbours have been notified by the Client / Site Manager.
- No noisy works, deliveries, loading, unloading or plant movements shall occur outside the stated working hours except in an emergency required to make the site safe.
- A daily site diary shall record works undertaken, weather, deliveries, waste collections, inspections, complaints and incidents.
- Bonfires, waste burning, unapproved vegetation clearance, uncontrolled lighting, uncontained washout and discharge to the creek, River Thames or surface water drains are prohibited.

9. Notifications, permits and site set-up

Before starting on site, the Employer / Agent will have secured or confirmed all necessary planning consents and written discharge of relevant pre-commencement conditions; boundary and access arrangements where required; service disconnections and temporary supply arrangements; F10 notification where required; temporary propping requirements; and appointment of the Principal Contractor, Site Manager, ECoW, arboriculturist and pest control contractor.

Before starting on site, the contractor will complete Section 80 notification where required; Heras fencing/hoarding/demolition exclusion zones/tree and ecology no-go zones; welfare, first aid, spill response and fire points; a photographic condition survey; emergency contacts and working-hours display; and site induction briefing covering ecology, bats, trees, lighting, waste, pests, drains, emergency response, neighbours and highway controls.

10. Emergency procedures

Emergency contact	Details to be used on site
All life-threatening emergencies	Call 999 and request Police, Fire and/or Ambulance. Give site address: Warren Creek, The Warren, Caversham, Reading RG4 7TQ.
Police - non-emergency	Call 101 for non-emergency police matters. Thames Valley Police contact from outside the UK: +44 1865 841 148.
Reading Police Station / Thames Valley Police front counter	Atlantic House, Imperial Way, Reading RG2 0TD. This replaces any former Castle Street reference.
Fire and Rescue	In fire or rescue emergency call 999. Nearest local fire station for route reference: Caversham Road Fire Station, Caversham Road, Reading RG1 8AA. Do not call the station instead of 999.
Nearest Accident & Emergency	Royal Berkshire Hospital, London Road, Reading RG1 5AN. Main hospital telephone: 0118 322 5111.
Environment Agency incident hotline	0800 80 70 60, 24-hour service, for pollution, damage/danger to the natural environment, unusual river flow changes or watercourse incidents.
Site muster point	Front gate/site entrance on The Warren unless unsafe; alternative muster point to be confirmed at induction if the primary point is inaccessible.

1. Raise the alarm and call 999 where life, fire, rescue or serious injury risk exists.
2. State the required emergency service, site address, access route from The Warren and nature of the incident.
3. Remain on the line until the location has been confirmed by the operator.
4. The Site Manager or delegated banksman shall meet the emergency services at the site entrance.
5. All operatives not involved in making the area safe shall report to the muster point.
6. The Site Manager shall notify the Client/Employer, Principal Designer and relevant consultants as soon as practicable.
7. If pollution, fuel, chemicals, silt or waste enters or threatens the creek, River Thames or drainage system, stop work, deploy controls, notify the ECoW/Site Manager and call the Environment Agency incident hotline where appropriate. The contractor shall provide a stocked first aid kit in the site office. Fire extinguishers shall be provided at the site office, hot works locations and plant/fuel storage areas. Hot works shall proceed only under a hot works permit, with a fire watch maintained after completion.

11. Neighbour communication

No separate Resident Liaison Officer is appointed. Neighbour liaison will be undertaken by Mr R. Arnold as Client / Principal Contractor / Site Manager.

- The Client / Site Manager shall write to neighbouring occupants at least three weeks before works start, stating the start date, expected duration, scope, working hours, anticipated vehicle movements and site contact details.
- The contractor shall plan deliveries so vehicles do not arrive early and wait on local roads.
- The contractor shall keep a complaints and communication log on site. Each complaint shall record the date, time, issue raised, action taken and close-out date.

- Where useful, the Client / Site Manager may use direct neighbour updates, email or a WhatsApp group to give reasonable advance notice of unusual deliveries, noisy activities or temporary access constraints.
- The contractor shall be prepared to meet neighbours to explain the works and mitigation measures where reasonably requested.

12. Access, deliveries, parking and highway cleanliness

- The contractor shall use the approved access and shall not use local roads as holding areas for vehicles waiting to enter site.
- Where large vehicle numbers are anticipated, vehicles shall wait away from the site and be called in only when the site can receive them.
- A banksman shall manage safe ingress and egress during working hours and delivery periods.
- Deliveries and waste collections shall normally be limited to 09:00-15:00 Monday to Friday unless otherwise agreed.
- Heavy materials and bulk supplies shall be delivered in small quantities to avoid congestion and excessive storage on site.
- Unloading shall be managed to align with the wider part of the road so cars can pass. The previous unloading position below TPO tree T5 is not to be used. The unloading area is relocated to the area in front of the garage / approved site setup area.
- No contractor vehicles shall park on adjacent roads. Contractor/visitor parking shall be provided within the site in the location shown on the Construction Management Plan, subject to space and protection constraints. If insufficient space exists, alternative transport arrangements shall be used.
- Wheel washing / jet washing and road sweeping shall be used as necessary to prevent mud, silt and debris being carried onto The Warren.
- No skips, materials, supports or plant shall obstruct the public carriageway, verge or footway unless separately licensed.

13. CEMP, ecology, bat and protected species controls

The contractor shall implement the approved CEMP and this CMS at the same time. The creek, River Thames corridor, retained vegetation, T3, T5, T7, W21, hedgerows and any ECoW-identified areas shall be treated as sensitive constraints.

CEMP / ecology requirement	Mandatory site action
Risk assessment of damaging activities	Assess demolition, vegetation clearance, lighting, groundworks, material storage, refuelling, dust, noise, silt runoff, drainage works and waste handling before works start and whenever the method changes.
Biodiversity protection zones	Fence/sign retained vegetation, tree protection areas, the creek/River Thames corridor and any ECoW-identified exclusion zones before works start.
Practical measures and sensitive working	Use no-go fencing, spill kits, drip trays, silt controls, daytime working, low-spill lighting, controlled demolition, manual soft strip, toolbox talks and ECoW supervision.
Timing of sensitive works	Programme vegetation clearance, roof/fascia/soffit disturbance, demolition and lighting-sensitive activities around ecological constraints and take ECoW advice before works proceed.
Ecologist presence	The ECoW shall attend the pre-start meeting, deliver/approve the ecology toolbox talk, undertake or specify pre-demolition/pre-clearance checks, supervise destructive roof works where required by the bat method, and be present for sensitive works identified by the ecology documents.
Stop-work authority	The ECoW has authority to stop works where there is actual or likely harm to protected species, retained habitats, the creek, River Thames corridor or other ecological receptors.

13.1 Bat and nesting bird measures

- Every operative shall receive a bat/ecology toolbox talk before working on site.
- The contractor shall not remove roof coverings, soffits, fascias, cladding, ivy-covered features, timber cavities or other bat-suitable features until the ECoW has confirmed the required pre-works check and working method.
- The ECoW shall complete or specify a pre-works inspection of the existing dwelling roof void and any relevant outbuilding features before roof deconstruction or other destructive works with bat potential.
- Destructive roof works shall be undertaken by hand and supervised by the ECoW where required by the bat survey/CEMP methodology.
- Sensitive soft strip/dismantling shall be undertaken by hand where instructed by the ECoW. Materials shall be removed carefully and lowered to ground level; they shall not be ripped away in a way that could injure roosting bats or nesting birds.
- If any bat, suspected bat roost or evidence of bats is found, work shall stop immediately in that area, an exclusion zone shall be created, the ECoW shall be notified and ECoW/Natural England advice shall be followed. No person shall handle bats unless licensed or expressly instructed in an emergency by the ECoW.
- Vegetation clearance and building demolition shall avoid the bird nesting season where practicable. Where works are proposed during March-August inclusive, the ECoW shall complete a nesting bird check before works start. If active nests are found, an exclusion zone shall be maintained until the ECoW confirms the nest is no longer active.

14. Tree protection and arboricultural constraints

- The approved Tree Protection Plan and Arboricultural Method Statement shall be implemented before works start. Tree protection is a hard constraint.
- Tree protection fencing and any approved ground protection shall be installed before deliveries, welfare setup, demolition, construction, storage or access by plant.
- The arboriculturist shall inspect and sign off tree protection before works start. The sign-off shall be kept on site.
- Tree protection fencing shall not be moved, reduced, opened or altered without written arboricultural approval.
- No vehicle parking, material storage, waste storage, welfare, cement mixing, washout, fires, refuelling, excavation, trenching, level change or discharge shall occur inside RPAs or fenced tree protection zones.
- Loading, unloading, lifting, slewing or storage beneath retained tree canopies is prohibited unless the arboriculturist has approved the method and protection measures in writing.
- All service routes shall remain outside RPAs unless the approved AMS/TPP/addendum permits a specific route and method. Any unavoidable works close to RPAs shall be supervised by the arboriculturist and carried out using handdig/no-dig methods as specified.
- Works shall stop and the arboriculturist shall be notified if roots over 25mm diameter, unexpected roots, tree damage, soil compaction, fence damage or canopy conflict is encountered.
- The Site Manager shall inspect tree protection daily. The arboriculturist shall inspect at agreed hold points and after any incident.

15. Floodplain, watercourse and pollution prevention controls

- No temporary or permanent works shall raise ground levels, block flood conveyance, store buoyant or polluting materials where they could be mobilised by floodwater, or discharge silt/contaminants to the creek or River Thames.
- No water, slurry, concrete washout, fuel, oils, chemicals, cement, silt or contaminated runoff shall be discharged to the creek, River Thames, surface water drains or open ground.
- Spill kits shall be kept at the site office, refuelling area and active workplace. Operatives shall be briefed on their location and use.
- Refuelling shall occur only in a designated area away from watercourses, drains, tree protection zones and biodiversity protection zones. Drip trays shall be used for static plant.
- Fuels and chemicals shall be stored in bunded containers. Fuel, waste, chemicals and cement shall not be stored within tree protection or biodiversity protection zones.
- Silt controls and spill controls shall be inspected daily and after heavy rain.
- Loose soils, mulch, arisings, waste, plant material and lightweight materials shall be contained so they cannot be mobilised by wind, runoff or floodwater.

16. Pest control, drain capping and baiting

Pest control will be delivered by KILLPEST Ltd or another competent pest control contractor if formally substituted before commencement. Pest control shall be coordinated with ecology controls to avoid harm to non-target species, pets, bats, birds and the water environment.

Stage	Action
Before demolition / soft strip	The pest control contractor shall survey the existing dwelling, outbuildings, garage, drains, voids, refuse areas and watercourse-edge risks. The survey shall identify signs of rats, mice, wasps, birds, bats or other relevant species.
Monitoring and baiting	Where rodent activity is found, the pest control contractor shall install a mapped line of tamper-resistant monitoring/bait stations. Non-toxic monitoring blocks shall be used first where appropriate. Rodenticide shall only be used where justified by active infestation and shall be secured in locked bait stations. No loose bait shall be used.
Inspection frequency	Bait/monitoring stations shall be inspected at the frequency specified by the pest control contractor until the infestation risk is closed.
Ecology coordination	No bait station shall be placed in BPZs, tree protection areas, close to the creek/River Thames, or where non-target species exposure is likely unless the ECoW and pest contractor agree a site-specific safe location. Carcasses shall be searched for and removed where accessible to reduce secondary poisoning risk.
Housekeeping	The contractor shall remove food waste daily, use closed bins, avoid standing water, keep materials off the ground where practicable and keep the site tidy.

16.1 Drain capping method

- All live and redundant foul, surface water and land drainage runs shall be traced before demolition and excavation.
- Before any drain, pipe or service run is broken, service isolation shall be confirmed and a permit-to-dig system supported by CAT scanning and visual checks shall be used.
- Redundant drains shall be capped at the point of disconnection using proprietary drain stoppers, mechanical caps, sealed collars or concrete/grout plugs appropriate to the pipe and location.
- Open drain ends, ducts or service penetrations shall be temporarily capped immediately when exposed and permanently capped by the end of the working day unless the Site Manager records a safe reason otherwise.
- Open drains shall not be left overnight. This applies to every phase, including Phase 1 shed removal, Phase 3 existing dwelling/outbuilding removal and any slipway/interface works.
- Each capped drain shall be photographed and logged, including location, date, method, operative and whether the cap is temporary or permanent.
- Live drainage retained during the works shall be protected from silt, debris, concrete, washout and accidental blockage. Gully covers or drain mats shall be used where required.

17. Site Waste Management Plan and recycling

The contractor shall manage waste using the waste hierarchy: prevent, reduce, reuse, recycle, recover, dispose. The contractor shall target a minimum 90% diversion of non-hazardous demolition and construction waste from landfill, subject to contamination, hazardous material findings and waste receiver requirements.

- The Site Manager shall act as Site Waste Champion unless another competent person is recorded in the site diary.

- A Site Waste Management File shall be kept on site containing waste carrier licences, waste transfer notes, hazardous waste consignment notes, weighbridge tickets, skip exchange records, asbestos records, waste destination details and monthly waste summary sheets.
- Waste shall be segregated at source wherever practicable. Mixed waste skips shall only be used where segregation is not reasonably practicable and the receiving facility can sort/recover recyclable fractions.
- All skips and waste storage shall remain within the site boundary. No skip shall stand on or obstruct the public carriageway, verge or footway.
- Waste shall not be stored in tree protection zones, RPAs, biodiversity protection zones, flood flow routes, the creek/River Thames corridor, highway verge or pedestrian route.
- Lightweight waste shall be covered or contained to prevent windblown litter. The site boundary shall be inspected daily and litter removed immediately.
- Waste burning is prohibited.
- A pre-demolition asbestos/refurbishment-demolition survey shall be completed before intrusive demolition. Suspected asbestos shall not be disturbed. ACMs shall be removed by a competent/licensed contractor and consigned as hazardous waste.
- Clean suitable materials shall be reused on site only where compatible with approved flood-risk, drainage, landscaping, ecology and tree protection requirements. Clean crushed inert arisings shall not be used to create unapproved ground raising or to block flood voids/flow routes.

Waste stream	How it will be managed	Target destination / record
Timber	Separate timber. Reusable lengths set aside where safe/useful. Non-reusable timber to recycling, panel-board recovery or biomass where accepted.	Waste transfer note / weighbridge ticket
Metals	Separate into dedicated container or secure area and send to licensed metal recycler.	Waste transfer note / receipt
Concrete, brick, hardcore and masonry	Separate clean inert material. Reuse only where approved and not contrary to flood/tree/ecology constraints; otherwise send to permitted crushing/recycling facility.	Waste transfer note and destination permit/receipt
Breeze blocks from workshop shed	Palletise intact blocks for reuse or secondary site use if suitable. Broken blocks treated as inert waste.	Reuse log or waste transfer note
Soils	Visually inspect and segregate. Suspected contamination triggers stopwork and testing before disposal or reuse.	Testing records if required; waste transfer note
Plasterboard	Segregate from general waste and send to facility that accepts plasterboard recycling/disposal.	Waste transfer note
Glass	Separate where practicable and send for recycling.	Waste transfer note
Plastic packaging / cardboard	Segregate clean packaging for recycling. Suppliers to remove packaging where possible.	Waste transfer note or supplier takeback record

Green waste	Vegetation arisings from approved clearance to be chipped/reused only where ecologically appropriate or sent to green waste composting. No vegetation clearance without required ecology checks.	Waste transfer note or green waste receipt
Hazardous waste	Segregate, label and remove asbestos, contaminated materials, oils, paints, chemicals, aerosols, fluorescent tubes and other hazardous wastes by competent carrier.	Hazardous waste consignment note
General mixed waste	Minimise residual waste. Send only to licensed waste transfer/recovery facility.	Waste transfer note and recovery/disposal record

18. Temporary construction lighting controls

The contractor shall avoid construction lighting wherever possible. Works shall be programmed for daylight working. Night working, dusk/dawn demolition and evening floodlighting are not proposed.

- Tower lights, high-level floodlights and unshielded lamps are prohibited.
- Any temporary task lighting shall be low-mounted, downward-facing, hooded/baffled and directed into the active work area only.
- Temporary lights shall use warm-white output of 2700K or lower where practicable and shall avoid UV-rich or bluewhite light.
- Lights shall be positioned so there is no direct illumination of the creek, River Thames, retained trees, hedgerows, canopies, bat commuting/foraging routes, neighbouring residential windows or the highway.
- Target light spill to the creek, River Thames and retained tree/vegetation corridors shall be 0 lux. Where task lighting cannot fully avoid spill, light at the edge of these ecological receptors shall not exceed 0.5 lux and the ECoW shall confirm the arrangement before use.
- Temporary lights shall be switched off immediately when the task is complete and at the end of each working day.
- Security lighting shall not run overnight unless required for safety/security and agreed by the Site Manager and ECoW. Any agreed security lighting shall be PIR-controlled, low-level, downward-facing, shielded and directed away from ecological receptors.

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The ECoW shall inspect and approve any unavoidable temporary lighting arrangement before first use during the bat active season or where light spill towards the creek, trees or River Thames could occur.

If light spill is observed outside the working area, the contractor shall stop use, reposition, shield or remove the light before work continues.

Permanent external lighting shall be installed only in accordance with the separate approved Condition 20 external lighting scheme and not under this CMS.

19. Demolition methodology

Demolition of structures shall progress gradually using hand tools and light plant where approved. Safety, ecology, tree protection and floodplain controls shall govern the method. The contractor shall not change method, access route or technique without assessing the impact on ecology, trees, neighbours, highway safety and approved phasing.

- Site welfare, site office, tool store, Heras fencing, hoarding and demolition exclusion zones shall be established before demolition.
- Utilities shall be isolated and certified before demolition. Redundant services and drains shall be capped in accordance with Section 16.
- An asbestos/refurbishment-demolition survey shall be completed before intrusive demolition.
- ECoW checks shall be completed before soft strip/demolition of structures with bat/bird potential.
- Loose internal items shall be removed and waste segregated before structural demolition.
- Roofs, cladding, frames and walls shall be dismantled from the top down. Demolition shall be inward-falling and contained within the building footprint/demolition zone.
- Materials shall be lowered to ground level within the drop zone and shall not be thrown outside controlled drop areas.
- Materials shall not accumulate against walls or within access routes.
- Fine water sprays shall be used to control dust while preventing runoff, silt and flood risk impacts.
- Before breaking out slabs, foundations or hardstandings, the contractor shall CAT scan, visually inspect, issue a permit to dig and confirm tree/ecology constraints.
- Light machinery may be used for slab/foundation breakout only where permitted by the AMS/TPP and outside protected zones unless specifically supervised and approved.
- Voids shall be made safe. Backfilling shall use approved clean suitable material and shall not create unapproved ground raising or obstruct flood flow routes/voids.

19.1 Existing dwelling / bungalow and remaining outbuildings

The existing dwelling / bungalow and remaining outbuildings are included within this CMS. They shall be retained until the new dwelling is structurally complete, then removed before final occupation/planning sign-off unless the approved phasing is formally changed. Before removal, utilities shall be terminated/capped and certified, pest control/drain capping shall be completed, and ECoW bat/bird checks shall be carried out. Destructive roof works shall be undertaken by hand and supervised by the ECoW where required by the bat methodology.

19.2 Workshop shed / pre-construction outbuilding removal

The workshop shed / relevant outbuilding shall be cleared before excavation or groundworks for the new dwelling commence. Local electrical circuits or water feeds shall be disconnected and capped at source. The structure shall be dismantled manually from the top down, with roof panels and wall cladding removed first, followed by the primary timber frame. Sub-structure elements such as breeze blocks laid directly on soil shall be lifted manually or with light machinery where approved. Intact blocks may be palletised for reuse; fractured blocks shall be processed as inert waste.

19.3 Existing slipway removal and infill

The current landscape drawing identifies the existing slipway to be removed and the void infilled to new lawn. This work shall not proceed until it is confirmed as part of the approved landscape/drainage scope and the following controls are in place:

- ECoW pre-start check of the slipway, watercourse-edge habitat and any nesting/protected-species risk.
- Arboricultural check where access, storage or plant movement could affect RPAs/CEZs or retained tree canopies.

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- Temporary silt/debris barriers between the working area and the creek/River Thames flow path before breaking out or removing materials.
 - No stockpiling of excavated material, rubble or infill within flood conveyance routes, BPZs, RPAs, the creek corridor or close to the River Thames.
 - Hand tools or small plant only, operating from approved hardstanding/access routes where practicable. No tracked plant shall enter protected ground unless expressly approved.
- All arisings shall be removed to the waste management area or loaded directly for lawful disposal/recycling. No rubble or loose material shall be allowed to enter the creek, River Thames, drains or flood voids.
- Backfill shall be clean, suitable, approved material compatible with the approved landscaping levels. It shall not raise levels beyond the approved current/future levels note and shall not block flood conveyance.
- The area shall be left stable, clean and ready for approved topsoil/grass establishment. The ECoW/Site Manager shall photograph the completed protection and reinstatement.

20. Construction method and general site controls

Construction of the new dwelling shall follow the approved drawings, Building Regulations, relevant engineering information and this statement. Works shall be managed to maintain site safety, protect neighbours, protect the creek and Thames corridor, protect trees and biodiversity zones, and maintain access along The Warren.

- Permit-to-dig controls and service scanning shall be used before ground disturbance, particularly where existing water, electrical, sewerage and drainage routes are unknown.
- Temporary project areas, materials storage and plant movements shall remain within the approved site setup and outside protection zones.
- Materials shall not be stored in the highway, on verges, in tree protection areas, BPZs, close to watercourses or where they may be mobilised by flooding.
- All temporary works shall be designed and installed safely, maintained, and removed when no longer required.
- Any change to method that reduces tree, ecology, floodplain, watercourse, neighbour or highway protection shall require review by the relevant consultant and, where required, written LPA approval.

21. Noise, vibration, dust and air-quality controls

- Works shall be undertaken in accordance with BS 5228 principles and best practicable means.
- Low-noise and low-vibration methods/plant shall be selected where appropriate for small-scale demolition and residential construction.
- Noisy plant shall be sited as far as practicable from neighbouring receptors and retained ecological/tree protection zones.
- Idling engines shall be switched off. Plant and vehicles shall be maintained in good condition.
- Hydraulic or non-percussive methods shall be used where practicable and prolonged percussive breaking avoided.
- Fine water sprays shall control dust at the working face and loading areas, with water controlled so it does not cause flooding, muddy runoff, silt migration or discharge to the creek, River Thames or drains.
- Loose loads shall be sheeted before leaving site and wheels/tyres cleaned before egress where mud risk exists.
- Dusty works shall stop during high winds where dust cannot be controlled.
- Where noisy operations are expected to affect neighbours, they shall be planned for shorter periods and notified in advance by the Client / Site Manager.

22. Fencing, hoarding and site security

- The contractor shall erect 2000mm high Heras metal mesh fencing or hoarding unless another specification is approved by the relevant authority.
- Panels shall be secure and shall not open out over or obstruct the footway or highway.
- No part of fencing, hoarding, feet or supports shall protrude beyond the site boundary onto the footpath or verge unless specifically licensed.
- Fencing shall be designed and maintained to resist abnormal wind and weather conditions.

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- Separate tree protection fencing and ecology no-go fencing shall be installed in accordance with the approved TPP/AMS and CEMP. These barriers shall not be treated as moveable general site fencing.
- Security arrangements shall prevent unauthorised access to scaffolding, plant, materials and ecological/tree protection zones.

23. Scaffolds, lifting, cranes, pumps and plant

- The contractor shall prevent the fall of materials or objects from scaffolds and store equipment safely to prevent collapse, overturning or unintentional movement.
- Above first lift, scaffold materials shall be handled directly from and to the lorry unless a safe site storage area is agreed within the site boundary.
- Scaffold tubes, boards and fittings shall not be stored on the public footway or carriageway during erection/dismantling.
- Scaffold positions shall be checked against tree canopies/RPAs and ecology constraints before erection.
Loads shall not be carried over the public footway or carriageway without adequate protection and public management. Banksmen/marshals shall stop members of the public passing alongside or under unloading areas while unloading is in progress.
Mobile cranes or concrete pumps shall not be used on the public highway unless separately licensed and approved.
- Lifting, slewing, unloading or storage through retained tree canopies or within RPAs is prohibited unless approved in writing by the arboriculturist.

24. Site records, inspections and compliance evidence

Record	Frequency / trigger	Responsible person
Site diary	Daily	Site Manager
Induction records	Before each operative starts	Site Manager
Pre-start meeting minutes	Before commencement	Client / Principal Contractor
Neighbour notification and complaint log	Before start and as required	Client / Site Manager
Tree protection inspection log	Daily site check and at arboricultural hold points	Site Manager / Arboriculturist
ECoW inspection/toolbox talk records	Pre-start and sensitive works	ECoW / Site Manager
Lighting inspection log	Before any temporary lighting is used and after changes	Site Manager / ECoW where required
Pest control survey and bait station log	Before demolition and at pest contractor visits	Pest Control Contractor / Site Manager
Drain capping photo log	Each temporary/permanent cap	Site Manager
Waste transfer notes and SWMP summary	Each waste movement and monthly summary	Site Waste Champion
Incident/near miss/spill reports	Immediately after event	Site Manager
Permit-to-dig/CAT scan records	Before excavation/breakout	Site Manager

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Records shall be made available to the Client, Agent, Local Planning Authority, ECoW, arboriculturist and relevant statutory bodies on request.

25. Knowledge of method statement and site display

- This Method Statement shall be readily available at the contractor's yard/premises and on site.
- Working hours, delivery rules, site manager contact details and emergency details shall be displayed on site hoarding/fencing.
- All subcontractors shall be briefed before work and shall not start until they have signed the induction register.
- The telephone number and name of a competent site representative shall be displayed clearly at the site. The number shall be available 24 hours a day, seven days a week for emergency contact.

26. Final clearance and handover

- The contractor shall leave the site clean, tidy and safe on completion of each phase.
- Redundant hardstanding, debris, waste, temporary drainage caps not required for safety, and temporary materials that are not part of the approved works shall be removed.
- Tree/ecology protection shall be retained until the arboriculturist/ECoW confirms it can be removed.

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The contractor shall provide the Employer with the SWMP file, waste transfer notes, drain capping log, pest control close-out report, incident records and consultant sign-off records at completion.

Records or controls needed for final landscaping, flood void maintenance, ecology mitigation or planning compliance shall not be removed prematurely.

Appendix A - Pre-start checklist

Item	Yes/No/N/A	Initials/date
Relevant planning conditions discharged in writing		
Approved drawings/documents register issued to contractor		
Principal Contractor appointed / selfbuilder role confirmed		
Pre-start meeting completed		
Neighbour notice issued		
Site emergency contacts completed and displayed		
Tree protection installed and signed off		
Ecology/biodiversity protection zones installed and signed off		
ECoW toolbox talk delivered		
Asbestos/refurbishment-demolition survey completed		
Service disconnection certificates received		
Service tracing / CAT / GPR / drain CCTV/sonde completed where required		
Pest control survey completed		
Drain capping method briefed to team		
SWMP file opened and waste carrier details checked		
Spill kits/fire points/first aid/welfare installed		

Section 80/highway permits/licences completed where required		
Slipway removal/infill method confirmed as approved scope if relevant		

Appendix B - Daily site checklist

Daily check	OK / action required	Initials/date
Tree protection fencing intact and no encroachment		
Ecology no-go fencing/signage intact		
No open drains left uncapped		
No waste/litter outside designated areas		
No skips/materials on highway/footway/verge		
Wheel wash/road cleanliness acceptable		
No light spill towards creek/River Thames/trees/neighbours		
Dust controlled/no runoff to drains/watercourse		
Spill kits present and complete		
Fuel/chemicals secured and banded		
Pest bait/monitoring stations secure where installed		
Complaints/incidents logged and closed out		
Floodplain/material storage controls complied with		

Appendix C - Incorporated Condition 6 phased building removal statement

The following wording is incorporated verbatim from the previously submitted "Condition 6 - Amended Construction Method Statement for the Phased Removal of Existing Buildings". It is included within this coordinated CMS so that the previous phased-removal commitments remain in force without a separate overlapping live method statement.

Condition 6

CONSTRUCTION METHOD STATEMENT: PHASED BUILDING REMOVAL

Project: Warren Creek Residential Redevelopment (2026)

Site Reference: Warren Creek, The Warren, Caversham, RG4 7TQ Revision: 1.0 1.

Introduction

This statement defines the phased approach to structure removal, ensuring the site remains safe and compliant throughout the construction lifecycle. The methodology follows the Health and Safety Executive (HSE) guidelines for small-scale demolition and BS 6187:2011.

2. Phase 1: Removal of Workshop Shed (Pre-Groundworks)

The workshop shed must be fully cleared before any excavation or groundworks for the new dwelling commence.

- Service Isolation: Any localized electrical circuits or water feeds must be disconnected and capped at the source.
- Dismantling Sequence: The structure will be dismantled manually from the top down. Roof panels and wall cladding will be removed first, followed by the primary timber frame.
- Sub-structure Removal (Breeze Blocks): The foundations, consisting of breeze blocks laid directly on soil, will be lifted manually or with light machinery.
- Blocks will be removed in their entirety to prevent subsurface obstructions during future piling or trenching.
- Intact blocks will be palletized for reuse or secondary site use (e.g., hardstanding), while fractured blocks will be processed as inert waste.
- Soil Remediation: Following block removal, the underlying soil will be inspected for contamination. The area will be levelled and compacted to ensure a safe working platform for the primary groundwork plant.

3. Phase 2: Removal of Existing House & Outbuildings (Post-Construction)

To satisfy planning conditions, the existing dwelling and remaining outbuildings will be removed only after the new house is structurally complete but prior to final occupation and planning sign-off.

- Protection Measures: A clear "demolition zone" will be established using Heras fencing to separate the newly completed residence from the demolition site. Pavement protection will be used to prevent damage to new driveways from heavy plant.
- Service Termination: Permanent "cut-offs" for all utilities to the old house will be certified by suitably qualified professionals.
- Controlled Demolition: The structure will be dismantled manually from the top down using hand tools. The process will be "inward-falling" to contain debris within the building footprint.
- Foundation Excavation: All concrete footings and redundant drainage runs will be excavated. Voids will be filled with top soil before seeding with grass..

4. Best Practice & Environmental Management

- Waste Hierarchy: In accordance with the UK Government Waste Management Plan, materials will be segregated (wood, masonry, metal) to achieve a minimum 90% diversion from landfill.
- Dust & Noise Mitigation: Water suppression will be used during masonry demolition. Work hours will be strictly limited to [08:00-18:00] Monday to Friday to minimize neighbor disturbance.
- Final Clearance: The site will be left in a "rake-clean" condition, with all redundant hardstanding removed, ready for final landscaping as per the approved site plan.

Prepared by: Rob Arnold

Date: May 1, 2026