

CONSTRUCTION METHOD STATEMENT

21 Heron Island, Caversham, Reading RG4 8DQ

3-Storey Rear Extension with Loft Conversion

Planning Condition Compliance

This CMS is prepared in compliance with **Planning Condition No. 5**, which requires submission and written approval by Reading Borough Council prior to commencement of any works (including demolition).

Sub-condition	Requirement	CMS Section
(a)	Operative & visitor parking	Section 2.3
(b)	Plant & material storage	Sections 1.1, 1.2, 2.1
(c)	Security hoarding	Section 2.4
(d)	Footpath / road closures	Section 2.5
(e)	Wheel washing facilities	Section 2.6
(f)	Waste recycling scheme	Section 3
(g)	Site lighting control	Section 2.7
(h)	Dust & air quality control	Section 2.8
(i)	Noise control	Section 2.9
(j)	Pest control	Section 2.10

Policy Reference: CC8 and TR3 of the Reading Borough Local Plan 2019.

1. Introduction

This CMS sets out the methodology for construction of a **3-storey rear extension** (19.25 m² per floor, 57.75 m² total) and **loft conversion** at 21 Heron Island using **traditional masonry construction** — piled foundations with blockwork/brick cavity walls, traditional timber joist floors, and a vaulted tiled roof.

The works comprise:

- Demolition of existing rear balcony and shed to clear the extension footprint
- Removal of garage rear wall to connect to extension
- 10m deep CFA piled foundations with reinforced concrete ring beam
- 3-storey traditional masonry extension (blockwork inner leaf, facing brick outer leaf)
- Loft conversion with dormer
- Roof strip and new vaulted tiled roof over extension

- External envelope (windows, facing brick)
- First and second fix (M&E, plumbing, sprinkler system, fit-out)
- Garden works (retaining wall, patio, stairwell to mooring, landscaping)

1.1 Site Constraints — Island Location

The site is at the **end of a cul-de-sac** on Heron Island’s private road, meaning disruption to other residents from construction traffic and deliveries is minimal.

- **Limited vehicular access** — private road
- Access bridge — standard road bridge onto the island, confirmed by the property management company as unchanged in design and load tolerances since original construction, with no posted weight or width limits and standard UK highway load capacity; suitable for construction deliveries and plant
- **Cul-de-sac location** — no through traffic affected; only immediate neighbours impacted
- **Side garden compound (primary)** — adjacent to mooring with direct access to extension; used for materials staging, plant, and Portaloo
- **Front-of-house area (secondary)** — available for skips (off the private road)
- **Better Boating Co (boatyard, 200m upstream)** — commercial crane loading/unloading facilities; used with rental transport barge for bulk materials and spoil
- **Barge delivery** — 30ft private mooring adjacent to side garden compound allows river delivery direct to works (see Section 5.3)
- **A crane is not currently anticipated** — all steelwork manageable by scaffold hoist; heavy plant delivered and transported through the garage (see Section 2.1), though a crane may be used if required
- **Neighbour sensitivity** — close proximity of island dwellings requires considerate working

1.2 Material Storage Strategy

Storage Method	Use Case
Side garden compound (primary)	Materials staging, bricks, blocks, steel beams, Portaloo — adjacent to mooring and extension; direct barge offloading
Front-of-house area (secondary)	Skips (off private road)
Barge delivery (primary method)	Steelwork, bulk aggregates, bricks and blocks — via boatyard (200m upstream) to 30ft private mooring
Just-in-time	Windows, fixtures, finishing materials — scheduled to match installation day

Boatyard + barge strategy: Better Boating Co, a commercial boatyard with crane loading/unloading facilities, is located approximately **200m upstream** from the site. A rental flat transport barge operates between the boatyard and the property’s private mooring. Option for heavy plant, bulk materials, and spoil removal to use this route, subject to discussions with appointed contractor (see Section 5.3, Barge Circulation Plan).

2. Site Setup & Logistics

2.1 Site Compound

- Side garden area as **primary compound** — adjacent to mooring (direct barge offload) and with direct access to extension works
- Secure tool store in the ground-floor office, accessible internally and from the garden
- Steelwork, bricks, blocks, and bulk materials staged in side garden on bearers (min 150mm above ground)
- Heavy plant delivered and transported through the garage — once the rear wall is removed, this provides direct access to the extension site
- Heavy plant stationed adjacent to the extension foundations on the eastern side of the patio; garden used as temporary plant storage when not in use
- Portaloo in side garden compound
- Skip(s) in front-of-house area, exchanged on rotation
- Scaffold erected to full height of extension (3 storeys + loft)

2.2 Working Hours

Day	Hours
Monday – Friday	08:00 – 18:00
Saturday	08:00 – 13:00
Sunday / Bank Holidays	No working

Noisy works restricted to 09:00–17:00 Mon–Fri.

2.3 Operative & Visitor Parking — Condition 5(a)

Provision	Detail
Operative & visitor parking	One vehicle space within the site curtilage — inside the garage, within the footprint of the house, accessed directly off the private road (no driveway crossover). Available for scheduled-visitor parking (e.g. Building Control and planning site inspections, client or consultant visits) when not required for access or plant movement, so visitors need not park on-street; at all other times it is kept clear as the construction access route to the rear works. Shown on the Site Parking Plan (Section 5.2). The site is a constrained island plot that cannot accommodate operative parking within its curtilage; all operatives therefore park off-island at Hills Meadow Car Park (public, off-street; Caversham side of Reading Bridge) and

Provision	Detail
	travel to site on foot via the short signed route across the island access bridge (see Section 5.2). No operative or visitor vehicles will be parked on the island's private road, verges or any public highway at any time.
Delivery vehicles	Private road access for unloading only — maximum 30 minutes
Enforcement	Parking arrangements covered at site induction; the single curtilage (garage) space reserved for scheduled visitors and booked in advance; all operatives directed to Hills Meadow (see Section 5.2); site manager prevents any on-street parking on the island and monitors daily; on-street parking breaches each operative's terms of engagement and is grounds for removal from site.

2.4 Security Hoarding — Condition 5(c)

Item	Detail
Type	2.4m high timber hoarding or scaffold-mesh screen
Location	Around side garden compound, front-of-house area, and any boundary accessible to public/neighbours
Signage	Site ID board with project name, contractor, emergency contact, working hours
Maintenance	Weekly inspection; graffiti removed within 24 hours
Removal	Within 1 week of practical completion

2.5 Footpath & Road Closures — Condition 5(d)

Closure Type	Detail
Private road (cul-de-sac)	Site is at end of cul-de-sac — delivery vehicles cause minimal disruption to residents as no through road is affected. Deliveries restricted to 30-minute unloading; minimum 1 week written notice to neighbours for any disruptive operations
Public footpath	None affected
River	Coordinate with EA if barge deliveries affect navigation; barge route shown at Section 5.3

Closure Type	Detail
Highway compliance	All activities on or affecting the public highway will accord with the Borough's Guidance Notes for Activities on the Public Highway (Section 8); any licences required will be obtained from Reading Borough Council. No part of the footpath or public highway outside the site will be used by the contractor.

2.6 Wheel Washing Facilities — Condition 5(e)

Item	Detail
Provision	Portable wheel wash grid or hand-held pressure washer at exit from storage area
When required	During earthworks, foundations, and mud-generating phases
Maintenance	Sump emptied regularly; wash water via settlement tank (not to river)
Road sweeping	Any mud, dirt or debris deposited on the public highway removed immediately; private road inspected regularly and swept as required

2.7 Site Lighting Control — Condition 5(g)

Item	Detail
Working lights	Task lighting only — directed downwards, shielded to prevent spill beyond site boundary
Security	Low-level PIR-activated only; no permanent flood lighting
Hours	No lighting outside working hours except brief PIR activation
River side	No lighting directed towards the river (wildlife protection — bats, fish, nesting birds)
Type	LED directional with cowls; warm white (3000K max)

2.8 Dust, Dirt & Air Quality Control — Condition 5(h)

Phase	Control Measure
Demolition	Continuous damping down; debris dropped not thrown; scaffold sheeting facing neighbours
Foundations	Wet spoil in dumpy bags; stockpiles damped on dry days
Masonry	Wet cutting mandatory (water-fed disc cutter); no dry cutting on site

Phase	Control Measure
Internal	LEV or vacuum-attached tools; areas sheeted off
Skips & stockpiles	All skips, waste piles and spoil stockpiles kept covered or sheeted whenever they are not actively being loaded.
Screening	Perimeter hoarding and scaffold-mesh screening used to contain dust and debris, particularly on boundaries facing neighbours and the river (see Section 2.4).
Tools (all phases)	On-tool dust extraction (M-class LEV) or integral water suppression fitted to all cutting, grinding, drilling and chasing equipment, externally as well as internally.
Dry weather	Damping down of stockpiles, crushing operations, access routes and work areas in dry or windy conditions; works paused if dust cannot be adequately suppressed.
General	No bonfires; stockpiles covered when not in use; site speed limit 5mph

2.9 Noise Control — Condition 5(i)

Control Measure	Detail
Noisy works	09:00–17:00 Mon–Fri only
Plant	Quietest available; electric/battery tools preferred
Piling	CFA preferred (quieter); if percussive, soft-start, limited to 09:00–16:00, 48hrs notice to neighbours
Reversing alarms	No reverse beepers (white noise only) for site vehicles.
Radios & amplified music	No radios or amplified music on site — nothing audible beyond the site boundary.
Fixed plant siting	Generators, compressors and other fixed plant positioned as far from neighbouring dwellings as practical (front-of-house area or upslope end of the side garden compound) and acoustically screened where required.
Idling	All plant, vehicles and tools switched off when not in use — no idling engines.
Material handling	Drop height of materials minimised; materials and debris lowered by hoist, chute or by hand

Control Measure	Detail
	rather than dropped or thrown; scaffold tubes, boards and fittings handled down, not thrown.
Tool condition	All tools and plant well maintained and serviced, with silencers, exhausts and acoustic covers intact; defective or excessively noisy equipment removed from site.
Operative briefing	Noise minimisation covered at site induction and in regular toolbox talks — quiet working practices, no shouting or radios, care in handling materials.
Neighbour notification	Minimum 48 hours' written notice to immediate neighbours before particularly noisy activities (demolition, piling, roof strip, on-site crushing).
Neighbour contact	Site manager's name and telephone number displayed on the site ID board (see Section 2.4) so neighbours can raise issues directly; any complaint logged and acknowledged within 24 hours.
Monitoring	If complaint: measure at boundary; mitigate if >70 dB LAeq (1hr)
2.10 Pest Control — Condition 5(j)	
Measure	Detail
Pre-demolition survey	Inspect shed, balcony substructure, voids for pests
Drain capping	All redundant, exposed or disconnected drains capped off immediately
Baiting stations	Positioned at drains, garden perimeter and skips, and at any location where the pre-demolition survey or subsequent inspections find evidence of pest activity; all stations inspected weekly
Food waste	Sealed bins, emptied daily; no food waste in general skips
Records	Pest control visit reports maintained on site

3. Waste Management — Condition 5(f)

3.1 Estimated Waste Volumes

Category	Volume	Disposal
Inert (masonry, concrete, tiles)	15–22 m ³	10–16 m³ retained for on-site crushing ; remainder to inert recycling
Timber offcuts	3–5 m ³	Timber recycling
Plasterboard	3–5 m ³	Specialist plasterboard recycling
Mixed general	4–6 m ³	Licensed mixed waste facility
Metal (steel, copper)	1–2 m ³	Scrap metal
Packaging/wrapping	6–8 m ³	Recycling
Excavated soil	15–25 m ³	Piling arisings (10–15 m ³) barge removal; clean excavated soil (5–8 m³) retained on site for garden levelling and planting

Note: Brick and block cutting on site to be minimised through careful setting-out and use of standard-size units where possible. Wet cutting mandatory (see Section 2.8).

3.2 Skip Strategy

- Up to **6-yard skip** in front-of-house area (off private road)
- Exchanged 2–3 per week at peak; segregation at source: inert, timber, mixed
- Plasterboard kept separate at all times (legal requirement)
- Bulk spoil considered for **barge removal** to reduce road traffic

3.3 Recycling Targets

Target **90% diversion from landfill**. Timber, inert, metal, and plasterboard: 100% recycled. Packaging: 95%+.

3.4 On-Site Crushing & Reuse

Demolished brick, block, and concrete retained on site, crushed with mini jaw crusher (e.g., Red Rhino 4000), and reused as 40mm-down sub-base for patio and path. No waste exemption required for same-site reuse of genuinely inert material.

Item	Detail
Available for crushing	16–25 m ³ (est. 19–30 m ³ after bulking)
Demand (patio + path + backfill)	10–16 m ³
Result	No imported MOT Type 1 required
Crushing duration	2–3 days on site; 09:00–16:00; neighbours notified 48hrs ahead

Item	Detail
Controls	Water spray dust suppression; CPCS operator

4. Environmental Considerations

The site is on a river island — the entire rear garden is within 9m of the river bank. A standard 10m exclusion zone for materials is therefore impractical. Enhanced pollution prevention measures are adopted instead.

4.1 River Pollution Prevention

Measure	Detail
Fuel & oil storage	All fuels, oils, and chemicals in 110% bunded containers; positioned in front-of-house area or upslope end of side garden compound — as far from river bank as practical
Drip trays	Under all plant and machinery at all times (digger, piling rig, compressor, generator)
Silt fence	Geotextile silt fence staked along river bank edge during earthworks phases to trap sediment runoff
Scaffold debris netting	River-facing scaffold fitted with fine debris netting — prevents materials, fixings, and dust entering river (see Section 2.8)
Concrete washout	Designated lined washout area in side garden compound (min 5m from bank); no washout of chutes, pumps, or tools directly to ground or river
Cement / concrete mixing	All mixing on impermeable surface (ply sheet + polythene); no direct-to-ground mixing; wet concrete not to come into contact with soil near bank
Spill kits	×2 minimum: one at mooring, one at compound — containing absorbent booms, pads, and granules. Checked weekly; replenished after use
Absorbent boom	Pre-deployed at mooring during fuelling operations and concrete pours; available for immediate deployment at all times
Granular materials	Sand, aggregate, and cement bags covered/sheeted when not in use; stored on pallets away from bank edge

Measure	Detail
Refuelling	Plant refuelled only at designated impermeable surface with drip tray; never at river bank or mooring edge
Settlement tank	Wheel wash water and any pumped water discharged via settlement tank — no untreated discharge to river
EA incident response	EA pollution hotline number (0800 80 70 60) displayed on site board; site manager trained in spill response; stop-work if pollution incident occurs

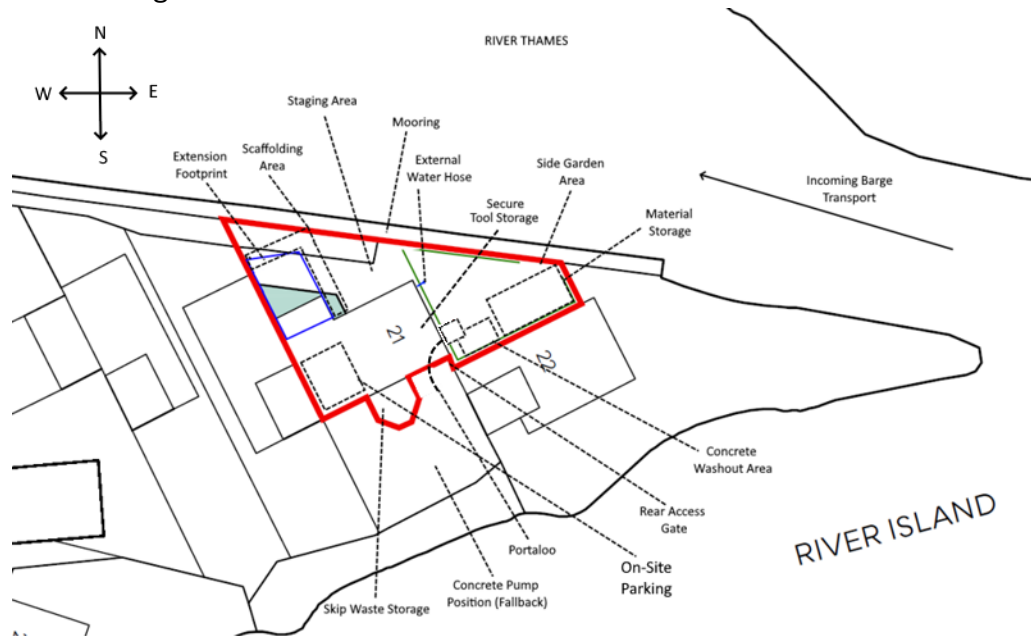
4.2 Other Environmental Risks

Risk	Mitigation
Dust to river	Continuous damping down; scaffold sheeted on river side; wet cutting mandatory (see Section 2.8)
Noise to wildlife	Working hours observed; no percussive works before 09:00; CFA piling (low vibration)
Bats / nesting birds	Ecologist survey completed — no bats or nesting birds identified; no constraints on roof works timing
River bank erosion	Scaffold on sole boards (not driven into bank); 1m exclusion zone from bank edge; no tracked plant within 1m of bank
Barge operations	No fuel or oil to be stored on barge; barge engine checked for oil leaks before each trip; absorbent pads carried on barge

Appendices

Appendix	Title	Status
A	Site logistics plan (compound, storage, access routes)	See Section 5.1
B	Site parking plan (operative & visitor parking route)	See Section 5.2
C	Barge circulation plan	See Section 5.3

5.1 Site Logistics Plan



5.2 Site Parking Plan



5.3 Barge Circulation Plan

