

Demolition & Construction Method Statement

For

Woodside (Reading) Ltd

At

75-77 London Street,

Ref: 9018

Feb 2026

This site-specific Demolition and Construction Method Statement (DCMS) has been prepared pursuant to Condition 12 of the planning permission for the redevelopment of 75-77 London Street, Reading.

This Demolition and Construction Method Statement applies to the construction of both Block 1 and Block 2. Construction will be undertaken in a phased manner as described, however the access arrangements, site management measures, and environmental controls set out herein will apply throughout all phases of development

The Statement sets out the measures that will be implemented during demolition and construction works to protect residential amenity, the character of the area, and highway safety, in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan (2019).

No development, including demolition, will commence until this Statement has been approved in writing by the Local Planning Authority. The approved measures will be adhered to throughout the demolition and construction period unless otherwise agreed in writing.

1. Site Details

- Site Address: 75-77 London Street, Reading
- Client: Woodside (Reading) Ltd
- Proposal: Demolition of existing buildings and construction of two residential blocks (Block 1 and Block 2), each comprising 6 flats.

2. Existing Site & Surroundings

The site is located within a dense urban area fronting London Street, with residential and commercial properties in close proximity. Pedestrian footways run directly adjacent to the site frontage, requiring careful management during demolition and construction works.

3. Demolition Works

3.1 Scope of Demolition

The demolition works will comprise the complete demolition of the existing buildings across the site footprint, including the removal of associated internal structures, roof structures, and any redundant or obsolete services.

All demolition activities will be confined entirely within the site boundary, with no encroachment onto the public highway or adjoining land. Works will be carried out in a controlled manner to minimise impacts on neighbouring properties and the adjoining pedestrian footway along London Street, in accordance with the requirements of Condition 12.

3.2 Demolition Sequence

Demolition works will be undertaken in a planned and sequential manner, as set out below:

Site establishment

- Installation of secure perimeter hoarding around the site frontage prior to the commencement of any demolition works.
- Erection of appropriate warning signage to protect the public and site operatives.
- Establishment of controlled access and egress points.

Soft strip works

- Soft strip works will be undertaken prior to structural demolition and will include:
 - Removal of internal fixtures and fittings;
 - Removal of non-loadbearing partitions where present;
 - Disconnection, isolation, and capping of all existing services.

Soft strip works will be undertaken largely by hand to minimise noise, vibration, and dust generation.

Structural demolition

Structural demolition will be carried out in a controlled top-down sequence to ensure stability and safety at all times.

The sequence of demolition will comprise:

- Removal of roof structures;
- Progressive demolition of upper floors;
- Demolition of ground floor structural elements.

Foundations will be removed where required to facilitate the proposed new construction.

Mechanical plant will be selected to suit the constrained urban nature of the site and will be operated only by trained and competent personnel. No materials will be dropped from height, and all demolition arisings will be lowered in a controlled manner prior to removal from site.

3.3 Demolition Controls and Safeguards

Throughout the demolition phase:

- Dust suppression measures, including water damping, will be employed as required.
- Noise and vibration will be controlled through the use of appropriate methods and equipment.
- Demolition arisings will be removed from site promptly and disposed of in accordance with the approved waste management arrangements.
- The adjoining footway along London Street will be kept clear and safe at all times.

4. Demolition Environmental Controls

Environmental controls will be implemented throughout the demolition phase to minimise impacts on neighbouring occupiers, pedestrians, and the adjoining public highway, in accordance with the requirements of Condition 12 and Policy CC8 of the Reading Borough Local Plan (2019).

4.1 Dust Control

During demolition works, measures will be implemented to control the emission of dust, dirt, and other airborne pollutants. These measures will include:

- Damping-down of working areas using water sprays during demolition activities;
- Use of temporary sheeting or screening to exposed areas where necessary;
- Use of covered skips for the containment and removal of demolition arisings;
- Prompt removal of demolition waste from site to prevent the accumulation of dust.

These measures will be monitored and adjusted as necessary to ensure effective dust suppression at all times.

4.2 Noise & Vibration Control

Noise and vibration arising from demolition works will be controlled through the adoption of appropriate working practices and equipment, including:

- Use of low-vibration and low-impact demolition techniques where practicable;
- Avoidance of percussive breaking outside approved working hours;
- Regular inspection and maintenance of plant and equipment to ensure efficient operation;
- Programming of the noisiest activities to minimise disturbance to neighbouring occupiers.

Demolition works will be restricted to the following hours unless otherwise agreed in writing by the Local Planning Authority:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No works on Sundays or Bank Holidays

4.3 Waste Management (Demolition)

Demolition waste will be managed in a responsible and sustainable manner in accordance with the approved waste management arrangements. The following measures will be implemented:

- Demolition materials will be segregated on site where practicable;
- Materials suitable for recycling, including metal, concrete, and timber, will be separated and removed to licensed recycling facilities;
- Non-recyclable waste will be disposed of at licensed facilities;
- Burning of materials on site will not be permitted under any circumstances.

All waste will be transported by licensed carriers, and records will be retained where required.

5. Construction Phasing

Following completion of the demolition works, construction will be undertaken in two clearly defined and controlled phases, reflecting the layout of the proposed development and the constrained urban nature of the site.

The phased approach has been designed to limit cumulative impacts on neighbouring occupiers, reduce construction traffic movements, and maintain effective site management, in accordance with the requirements of Condition 12.

Phase 1 – Block 1

- Construction of Block 1 will commence first.
- Works will include:
 - Substructure and foundations
 - Superstructure and roof construction
 - External envelope works
 - Internal fit-out
- Construction activities will be managed in accordance with the approved Demolition and Construction Method Statement.

Phase 2 – Block 2

- Construction of Block 2 will commence once Block 1 is either complete or substantially complete.
- The construction methodology for Block 2 will follow the same controlled approach as Phase 1.

- Sequencing of works will be managed to avoid overlapping high-impact activities where practicable.

This phased approach ensures that only one principal construction area is active at any given time, thereby minimising disruption to surrounding residential and commercial occupiers and limiting construction-related vehicle movements along London Street.

6. Construction Methodology

6.1 General Construction Works

Construction works will be undertaken in a logical and controlled sequence following completion of demolition and in accordance with the approved Construction Phasing Strategy set out in Section 5.

The principal stages of construction will comprise the following:

- **Foundations and Substructure Works**
Excavation and foundation works will be undertaken using appropriately sized plant suitable for the constrained urban site. Spoil will be removed from site promptly, and concrete deliveries will be pre-booked and managed to minimise impacts on the adjoining highway.
- **Superstructure Construction**
The superstructure will be erected progressively, with works sequenced to maintain site safety and stability at all times. Where practicable, prefabricated or pre-assembled elements will be used to reduce on-site construction time and disturbance.
- **External Envelope and Roof Works**
External walls, windows, and roof structures will be installed as early as practicable to achieve a weather-tight structure. This will assist in limiting noise, dust, and disruption during later construction stages.
- **Internal Fit-Out and Services Installation**
Internal works will include the installation of mechanical and electrical services, partitions, finishes, and fixtures. These activities are generally lower impact and will be managed to avoid disturbance to neighbouring occupiers.
- **Final External Works and Reinstatement**
Upon completion of the main construction works, final external works and reinstatement will be carried out, including making good of any affected areas of the site frontage.

All construction activities will be undertaken in accordance with the environmental controls and management measures set out elsewhere in this Demolition and Construction Method Statement and in compliance with the requirements of Condition 12.

7. Construction Traffic, Access & Parking

Construction traffic and access arrangements will be carefully managed throughout the demolition and construction phases to ensure the safe operation of the adjoining highway and to minimise disruption to neighbouring occupiers, in accordance with Condition 12 and Policy TR3 of the Reading Borough Local Plan (2019).

All demolition and construction vehicles will access the site via East Street only, approaching from the permitted direction in accordance with existing 'No Entry' signage and highway restrictions. Vehicles will not enter East Street from any restricted junctions. No construction traffic will access the site from London Street.

No construction or demolition traffic will access the site from London Street, which will remain a pedestrian-sensitive frontage throughout the works.

Construction traffic to approach East Street from the permitted direction only, in compliance with existing 'No Entry' signage.



7.1 Site Access

- The site will be accessed solely via East Street.
- No alternative access routes are proposed.
- All vehicle movements will be managed to ensure the safety of pedestrians using the adjoining footway

7.2 Parking of Site Operatives and Visitors (Condition 12a)

- Due to the constrained nature of the site, no on-site parking will be available for site operatives or visitors.
- Site operatives will be informed as part of the site induction that:
 - Parking on surrounding streets is not permitted
 - Sustainable travel methods (walking, cycling, and public transport) should be used
- Any essential site visits (e.g. inspections or deliveries) will be coordinated to avoid peak traffic periods.

This approach ensures that construction activities do not result in congestion or unsafe conditions on London Street.

7.3 Deliveries, Loading and Unloading

- All deliveries will be pre-booked and scheduled to avoid peak hours on London Street.
- Deliveries will be limited to vehicles appropriate for the constrained urban environment.
- Vehicles will load/unload promptly and depart the site immediately, with no waiting on the public highway.
- Loading and unloading will take place directly from the site frontage and will be:
 - Actively supervised by a trained banksman
 - Managed to ensure pedestrian safety at all times

7.4 Footpath and Road Closures (Condition 12d)

- No permanent footpath or road closures are proposed as part of the development.
- Any necessary approvals or licences will be obtained in advance.
- The pedestrian footway along East Street will remain open at all times. Temporary pedestrian management measures may be implemented during delivery and loading/unloading operations only, under the supervision of a trained banksman, to ensure pedestrian safety.

8 Materials Storage

The storage of plant and materials will be carefully managed throughout the demolition and construction phases to reflect the constrained nature of the site and to ensure the safety of pedestrians and neighbouring occupiers, in accordance with Condition 12(b).

- Due to the limited space available on site, **minimal on-site storage** will be provided.

- A **just-in-time delivery strategy** will be adopted to reduce the need for material stockpiling and to limit obstruction within the site.
- Materials will be delivered as required and, where practicable, **used immediately upon delivery**.
- Once the structures are weather-tight, materials will be stored **internally within the buildings**.
- All plant and materials will be stored:
 - Entirely within the site boundary;
 - Clear of pedestrian routes and access points;
 - Clear of emergency escape routes and fire access.

These measures will ensure that materials storage does not adversely affect public safety, neighbouring amenity, or the operation of the adjoining highway.

9 Hoarding, Security & Public Safety

In accordance with Condition 12(c), measures will be put in place to ensure the site is secure and that the safety of the public is protected throughout the demolition and construction phases.

- Secure perimeter hoarding will be erected around the site frontage prior to the commencement of any demolition works.
- The hoarding will be maintained in a safe and tidy condition throughout the demolition and construction phases.
- The hoarding will be regularly inspected and any graffiti or fly-posting will be removed promptly.
- Clear and visible warning signage will be displayed on the hoarding, including site contact details and emergency information.
- Access to the site will be controlled at all times to prevent unauthorised entry.
- Public footways adjoining the site will be protected and kept clear at all times, with measures in place to ensure pedestrian safety during construction activities.

The hoarding will remain in place for the duration of the demolition and construction works and will only be removed once the site is safe and appropriate to do so.

10 Dust, Noise & Vibration (Construction Phase)

Measures will be implemented throughout the construction phase to control the emission of dust, dirt, and other airborne pollutants, as well as to limit noise and vibration, in the interests of protecting residential amenity and highway safety, in accordance with Condition 12 and Policy CC8 of the Reading Borough Local Plan (2019).

10.1 Dust Control

- Damped cutting methods will be used where practicable.
- Skips will be covered at all times when not in use.
- Materials will be stored in enclosed or internal areas once available.
- The site will be kept clean and free of loose debris that could generate dust.

10.2 Noise and Vibration Control

- Construction activities will be carried out using modern, well-maintained plant and equipment.
- Where practicable, quieter working methods will be adopted.
- High-noise activities will be managed to minimise disturbance to neighbouring occupiers.
- Working hours will be restricted to:
 - **Monday to Friday: 08:00–18:00**
 - **Saturday: 08:00–13:00**
 - **No works on Sundays or Bank Holidays**

These controls will ensure that noise and vibration associated with construction works are kept within acceptable limits.

11 Wheel Washing & Highway Cleanliness

In accordance with Condition 12(e), measures will be implemented throughout the demolition and construction phases to prevent mud, debris, or materials from being deposited on the public highway.

- Portable wheel washing facilities will be provided on site and used as required, particularly during demolition, excavation, and substructure works.
- All vehicles leaving the site will be visually checked to ensure that wheels and bodywork are free from excessive mud or debris.
- London Street will be inspected regularly for any material deposited as a result of site activities.
- Where necessary, immediate cleaning of the highway and footways will be undertaken to maintain safe and clean conditions at all times.

These measures will ensure that the public highway remains safe and unobstructed throughout the demolition and construction period.

12 Waste Management (Construction)

Construction waste will be managed in a responsible and sustainable manner throughout the construction phase, in accordance with Condition 12(f) and the waste hierarchy.

- Construction waste will be segregated into appropriate waste streams where practicable, including inert, timber, metal, and general construction waste.

- Skips will be located within the site boundary and will be covered where necessary.
- Regular removal of skips will be undertaken to prevent overfilling and to maintain a tidy site.
- All waste will be removed by licensed waste carriers and disposed of at licensed waste management facilities.
- Where practicable, materials will be reused or recycled to reduce the amount of waste sent to landfill

These measures will ensure that waste arising from construction works is managed safely and sustainably and does not adversely affect neighbouring occupiers or the public highway.

13 Services & Utilities

Existing services and utilities will be carefully managed during both the demolition and construction phases to ensure safety, continuity, and compliance with statutory requirements.

- All existing services and utilities will be identified prior to demolition, including water, gas, electricity, drainage, and telecommunications.
- Disconnections will be coordinated with the relevant statutory undertakers and carried out safely prior to demolition works commencing.
- Redundant services will be appropriately isolated and capped to prevent hazards and reduce the risk of pest ingress.
- New service connections will be installed during the construction phase only, following completion of demolition works and in accordance with approved designs and statutory requirements.

The management of services and utilities will be coordinated to minimise disruption to neighbouring occupiers and the public highway and will support effective pest control measures following demolition.

14 Site Completion & Demobilisation

Upon completion of the demolition and construction works, the site will be demobilised in a controlled and orderly manner to ensure that the surrounding area is left safe, clean, and free from construction-related impacts.

- All temporary site facilities, including hoarding, plant, and welfare facilities, will be removed once they are no longer required.
- The site frontage and any affected areas of the public highway and footway will be reinstated to an appropriate standard.
- A final clean-down of the site and adjoining public areas will be undertaken to remove any remaining debris, dust, or construction materials.
- The site will be left in a safe and tidy condition prior to occupation of the development.

These measures will ensure that the development is completed in a manner that protects the amenity of neighbouring occupiers and the character and appearance of the surrounding area.