



Construction Method Statement

Location: 81 London Street, Reading RG1
4QA

105 Eade road London N4 1TJ
Email info@stone-brick.co.uk

Introduction

This Construction Method Statement has been prepared in discharge of Condition 10 attached to planning permission PL/23/1535 for 81 London Street, Reading. The approved development relates primarily to conversion works at third-floor level within the existing building envelope, together with associated internal fit-out works and limited ancillary external works as shown on the approved drawings. The purpose of this Statement is to set out the construction management measures that will be implemented throughout demolition, strip-out, alteration, fit-out and completion works in order to protect neighbouring occupiers, maintain highway safety, and minimise disturbance during the construction period, in accordance with Condition 10.

Site Location

The site location is outlined in Figure 1 below.

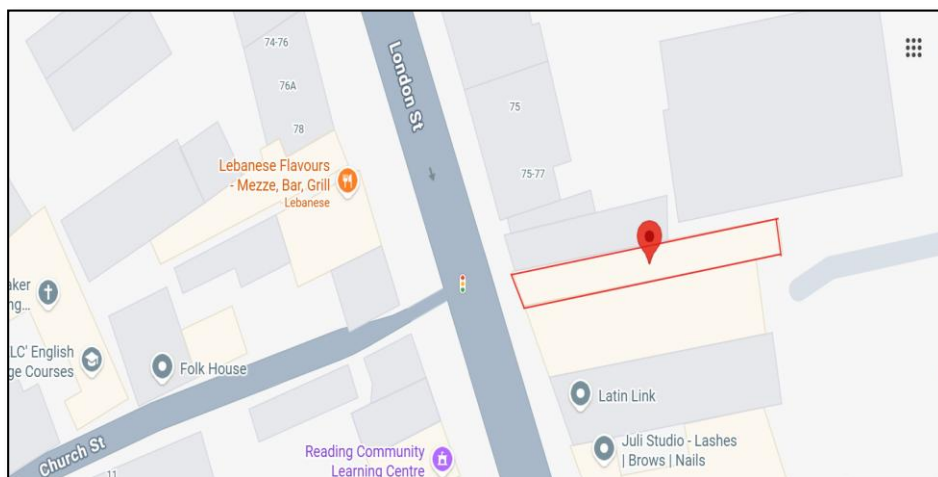
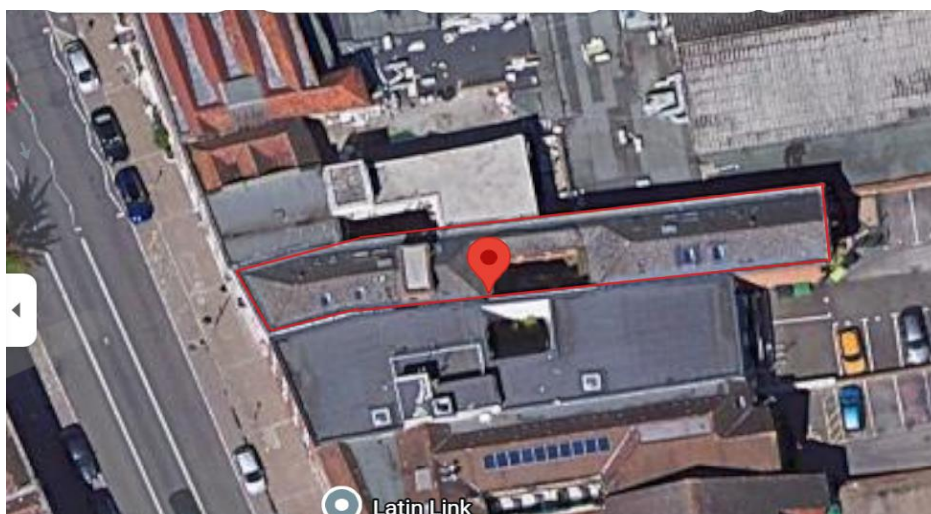


Figure 1 Site Location



Key: Site Boundary



Nature and Scope of Works

The works consist of the conversion of the existing third-floor office accommodation into 2 residential flats, including internal reconfiguration, removal of non-structural modern partitions, construction of new internal partitions, installation of associated services, internal finishes, and related works required to complete the approved residential units. The building is otherwise largely retained, and the proposed plans also show cycle storage and continued waste collection arrangements.

Reading Borough Council Policies

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

In determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

Development will only be permitted where

- i) Accesses and works to the highway comply with the adopted standards of the Transport Authority;
- ii) The development would not have a material detrimental impact on the functioning of the transport network;
- iii) The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;
- iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and
- v) For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided. Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road.

Site Management

A Principal Contractor shall be appointed prior to commencement of development and shall be responsible for implementation of this Construction Method Statement throughout the demolition and construction period. The appointed contractor's contact details shall be kept on site at all times and made available to the Local Planning Authority upon request. All operatives, subcontractors and visitors shall

receive a site induction covering access, parking, deliveries, loading, waste handling, dust suppression, noise control, neighbour protection and emergency procedures.

Parking for Site Operatives and Visitors

Parking associated with the construction works will be controlled as follows:

- Site operatives and visitors shall park within the designated on-site area in the larger internal ground-floor area on the eastern/right-hand side of the building, as shown on the CMS layout plan shown in figure 1. This area shall be used for essential contractor and visitor parking and for short-duration loading and unloading only. No parking shall take place on London Street frontage, adjoining footways, neighbouring accessways, private forecourts, or in any location that would obstruct pedestrians, traffic flow, servicing activity or emergency access. Any overspill parking shall be directed to a lawful off-street parking area arranged by the contractor, but the on-site parking area shall remain the primary arrangement.
- Operatives will be instructed through site induction and subcontractor orders that travel by public transport, shared transport or drop-off is to be used wherever practicable due to the constrained town-centre nature of the site.
- Visitors will be by prior appointment only.
- This arrangement reflects the constrained site and the need to protect highway safety and neighbouring amenity during works.

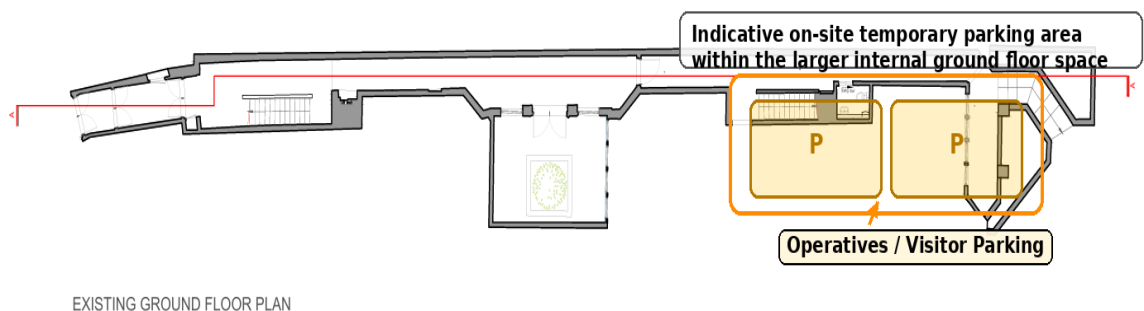


Figure 2 Marked area on site for parking of operatives and visitor parking

Storage of Plant and Materials

Temporary storage of plant, tools and construction materials shall be provided within the internal ground-floor area shown on the CMS layout plan, clear of access routes, stair cores and emergency escape paths. Given that the approved development is primarily an internal third-floor conversion, storage will be tightly controlled:

- Small tools, plant and construction materials will be stored within the building in designated internal areas only.
- Following initial strip-out, a portion of the third-floor work area and/or other agreed internal holding area will be used for secure storage of boxed materials, timber, plasterboard, fixings, and fittings.
- No materials, pallets, rubble bags, plant or waste containers will be stored on the public footway or public highway.
- Flammable or hazardous materials, if any, will be stored in suitable locked containers in accordance with manufacturer guidance and removed from site as soon as reasonably practicable.

Security Hoarding

As the development is mainly internal to the existing building, full perimeter external hoarding is not anticipated to be necessary around the entire site. However, security and public protection measures will include:

- secure locking of all site access points outside working hours;
- temporary hoarding, barriers, and warning signage around any frontage work zone, loading area, scaffold zone, or other temporary work area exposed to the public;
- maintenance of hoarding/barriers in clean and safe condition throughout the works;
- prompt removal of any graffiti, posters or fly-posting from any hoarding or barrier panels;
- removal of all temporary hoarding and barriers once works are complete.

Footpath Closures or Road Closures

No permanent footpath closure or road closure is anticipated as part of the approved internal conversion works.

- Construction will be organised to avoid obstruction to the public highway as far as practicable.
- Deliveries will be timed and managed to minimise interference with traffic and pedestrians.
- If any temporary footway occupation, scaffold licence, skip permit, or temporary traffic/footpath management later becomes necessary, this will be arranged separately with the relevant authority before implementation, and suitable pedestrian protection measures will be put in place.

Wheel Washing Facilities

Because the scheme does not involve bulk excavation and is primarily internal refurbishment/conversion, large-scale wheel washing infrastructure is not expected to be necessary. However, the following measures will apply:

- all delivery and contractor vehicles will arrive and leave in a clean condition;
- a temporary wheel and tyre cleaning arrangement will be maintained on site, including brush, water supply and wash-down equipment where required;
- if mud, dust or debris is tracked onto the highway, it will be cleaned immediately by the contractor;
- loads leaving the site will be covered as necessary to prevent dust or debris escape.

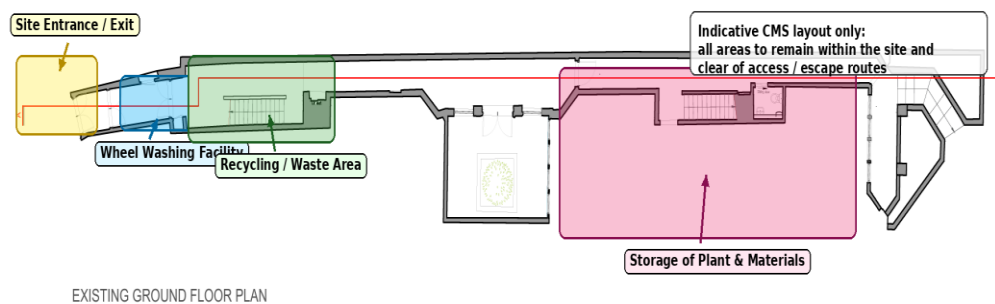


Figure 3: CMS layout

Recycling of Construction Waste

A site waste management and recycling regime will be implemented throughout the works:

- demolition and strip-out materials will be segregated where practicable into timber, metal, plasterboard, packaging, inert waste, mixed waste and recyclable materials;
- reusable items will be retained or removed for reuse where feasible;
- all waste will be collected by licensed waste carriers and taken to appropriately licensed waste facilities;
- no waste will be burned on site;
- waste skips or containers, if required, will be exchanged promptly to avoid overflow and visual nuisance.

This approach is intended to minimise landfill disposal and ensure responsible waste handling throughout the project.

Control of Site Lighting

Measures for site lighting will include:

- no unnecessary external floodlighting;
- any temporary task lighting to be low-glare, directed away from neighbouring properties and the highway;
- security lighting, if required, to be motion-sensor controlled and angled downward;
- lighting to be switched off when not required for safe working or security.

Dust, Dirt and Airborne Pollutants

- Dust and air quality controls during demolition and construction will include:
- careful soft-strip and phased removal of internal materials;
- damping down of dusty works where necessary;
- use of sealed rubble bags or covered containers for waste removal;
- minimising drop heights when loading waste;
- regular sweeping/vacuuming of internal work areas and access routes;
- keeping doors and openings closed where practicable during dusty activities;
- sheeting or covering loads during transport;
- immediate clean-up of any dust or debris deposited on surrounding surfaces or highway.

Noise Control

Noise control measures will include:

- works to be undertaken using best practicable means to minimise disturbance;
- use of electrically powered or lower-noise tools where possible;
- avoidance of prolonged idling of delivery vehicles;
- no radios or amplified music on site;
- noisy operations to be limited in duration and planned for normal daytime hours;
- neighbours to be informed in advance of any particularly noisy short-duration activities.

For consistency with the decision notice, construction, demolition and associated deliveries will only take place 08:00 am– 18:00 pm Monday to Friday and 08:00 am– 13:00 pm Saturday, with no such works on Sundays or Bank Holidays unless otherwise agreed in writing.

Pest Control Measures

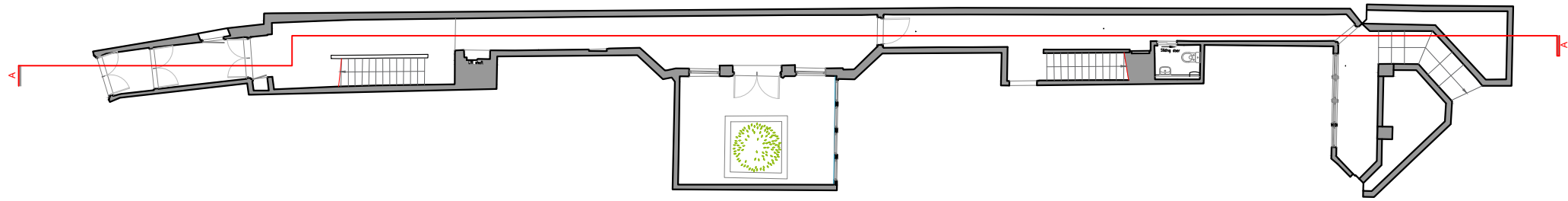
As the condition specifically requires pest control provisions following demolition, the following measures will be adopted:

- the site will be inspected at the commencement of strip-out/demolition works for any evidence of pest activity;
- if evidence is found, a qualified pest control contractor will be instructed to implement baiting or treatment prior to and during relevant works;
- any redundant openings, service penetrations and vulnerable points exposed during demolition will be sealed or temporarily capped as works proceed;
- where necessary, drains and sewers affected by demolition or alteration works will be capped/protected to prevent pest ingress or escape;
- food waste will not be allowed to accumulate on site.

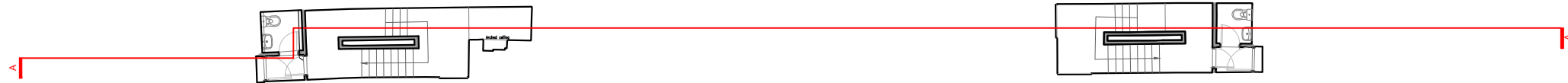
Compliance

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

Appendix A: Existing and Proposed Drawings for Site:



EXISTING GROUND FLOOR PLAN

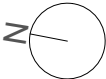


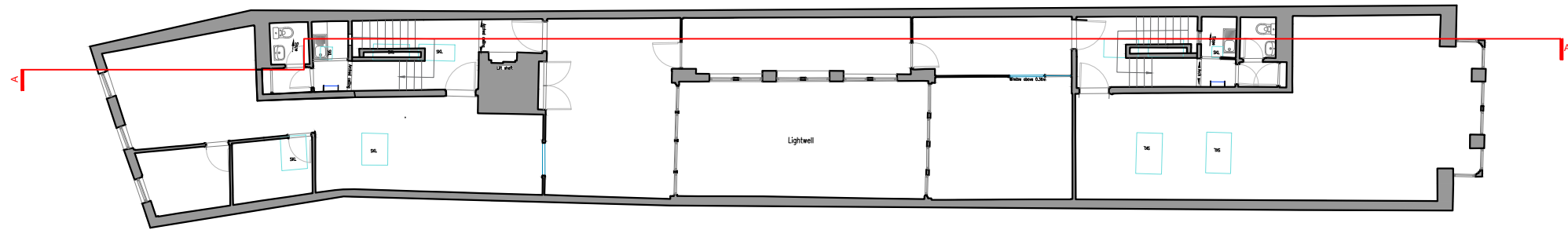
EXISTING FIRST FLOOR PLAN



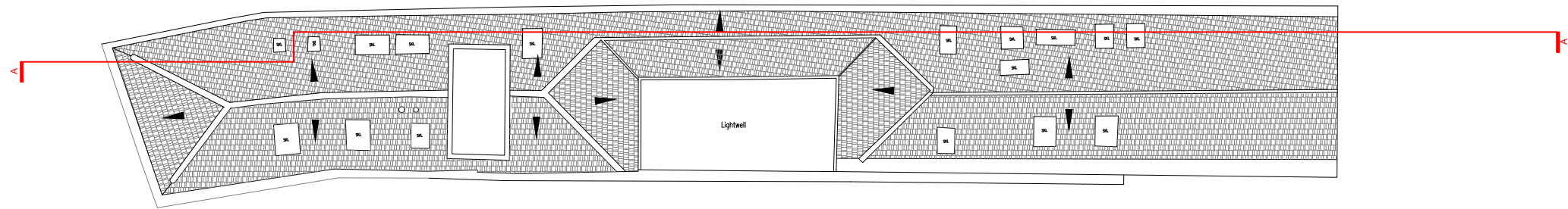
EXISTING SECOND FLOOR PLAN

Revision	Revision Date





EXISTING THIRD FLOOR PLAN



EXISTING ROOF PLAN

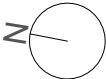
Revision	Revision Date

ADDRESS

81, London Street, Reading, RG1 4QA

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SHEET N.

E02

DRAWING TITLE
Existing Floor Plans

DATE:

24/07/2023

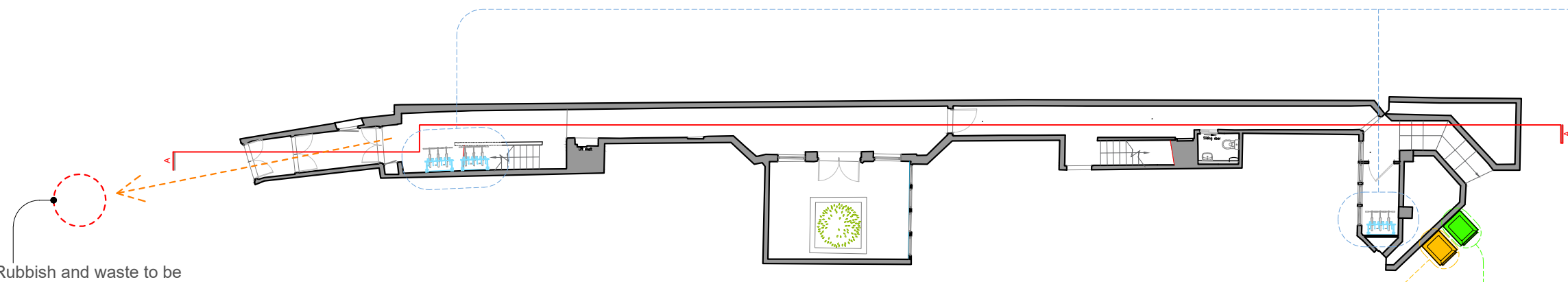
SCALE

1:200 @ A3

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Do not scale from this drawing, only figured dimensions are to be used. All dimensions to be cross-checked on-site prior to manufacture and construction. Any discrepancies to be reported to Excel Planning Ltd immediately.



Rubbish and waste to be continued to be deposited for collection as per existing arrangement, and is unaffected by this application

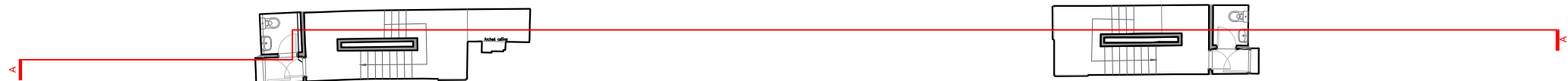
PROPOSED GROUND FLOOR PLAN



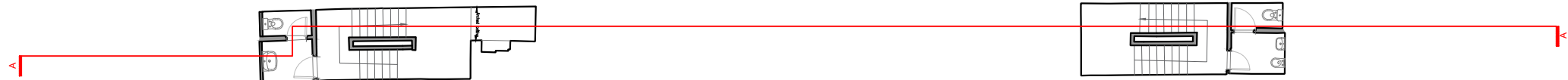
Recyclable Wheelie Bin 240 L



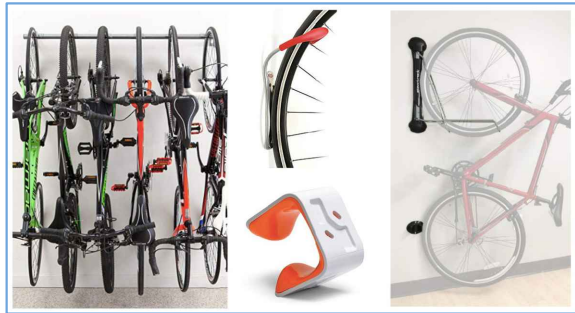
Waste Refuse Bin 240 L



PROPOSED FIRST FLOOR PLAN

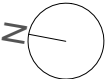


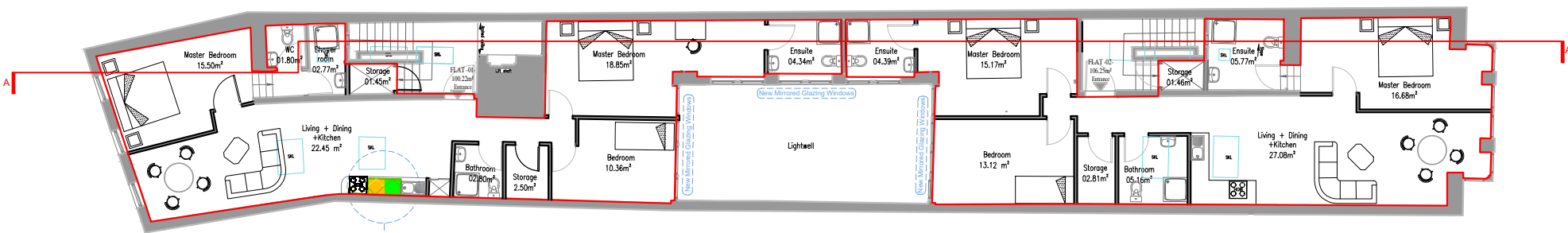
PROPOSED SECOND FLOOR PLAN



Cycle Storage

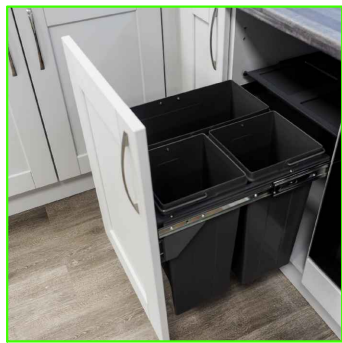
Revision	Revision Date
A	10/03/2024
B	11/04/2024





PROPOSED THIRD FLOOR PLAN

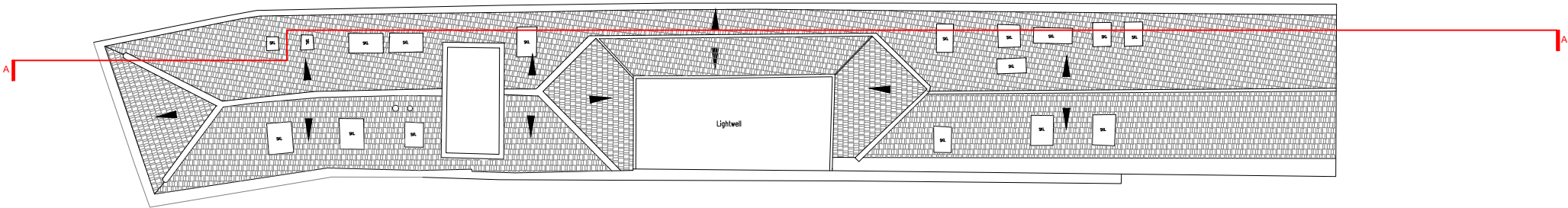
Flats	Surface	Number of Bedrooms	Number of Bed Spaces (Persons)	Built-in Storage (sqm)
Flat -01-	100.22 m²	03	05	02.50
Flat -02-	106.25 m²	03	05	02.81



REFUGE STORAGE :
Waste storage at low level under kitchen counters

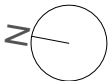


RECYCLE STORAGE :
Space for 2 x 44 litre capacity recycle baskets in-built recycle storage located in under the sink and kitchen counters



PROPOSED ROOF PLAN

Revision	Revision Date
A	10/03/2024
B	11/04/2024

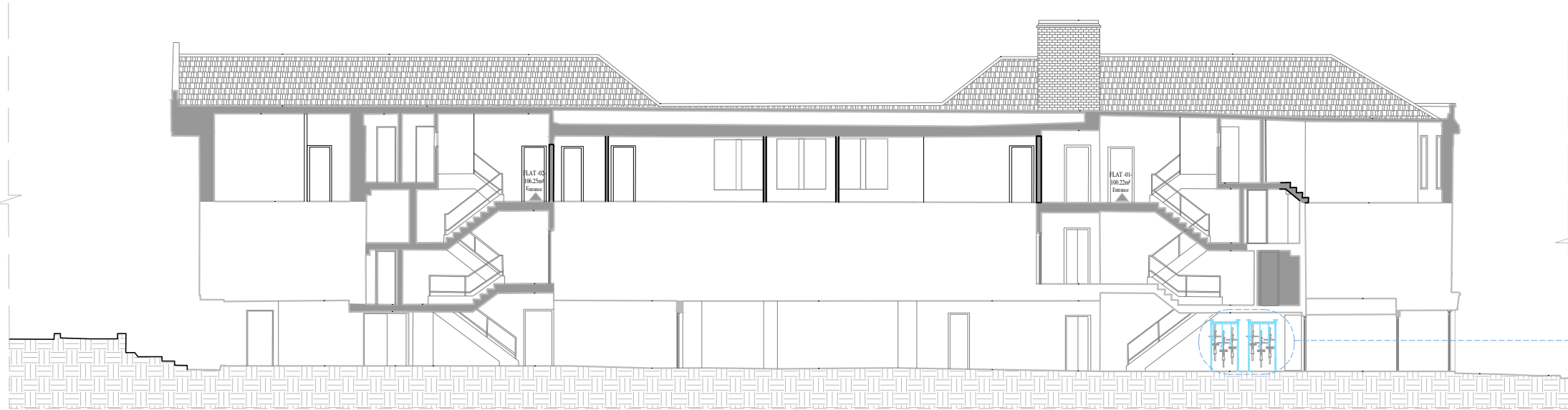




PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SECTION A-A

Cycle Storage

Revision	Revision Date
A	10/03/2024
B	11/04/2024

ADDRESS

81, London Street, Reading, RG1 4QA

APPENDIX B -BEST PRACTICE EXAMPLES OF THE PREVENTION OF POLLUTION TO GROUND, WATER AND AIR

				
BOOT WASH	SCREEN: WELDING, SOLDERING	FUEL TANK BUNDING	VEHICLE / WHEEL WASH AREA	FUEL BUNDING
				
CUTTING WITH WATER MIST	DRAIN TEMPORARILY STOPPED	PAINTING KIT WASH & REUSE	CONCRETE WASHOUT / EXCESS	SPILL KIT
				
UNUSED SKIP IS COVERED	SITE SPEED CONTROL	DUST MONITORING	WATER MIST BLOWER	SKILL SAW HOOVER
				
WET TILE CUTTING	WET BLOCK CUTTING	BLOCK SPLITTER	EPS FINISHING WITH VACUUM	DOUBLE BUNDED FUEL TANK
				
NAPPY CATCHING FUEL DRIPS	HOOVER FOR SITE DUST			

Appendix C: Routes designated for Construction Vehicles

