The KEEN Partnership
The Courtyard
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Part demolition of rear of restaurant and erection of 2-storey
building consisting of 4 flats with associated bin stores and bike stores.
2-4 Church Street, Caversham, Reading, RG4 8AT
Date: 04-12-2025

CONSTRUCTION METHOD STATEMENT

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I. THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

Site personnel will be advised of the parking arrangements on site prior to reporting to site. Site operatives employed by Main-Contractors will be advised through their Employers. Each Sub-Contractor will be advised of the parking restrictions at the time of Tender and the parking restrictions to parking area only will be incorporated in the terms of the Sub-Contract Order.

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

Parking on the Highway is not permitted, and off-street parking or public transport will be used.

II. LOADING AND UNLOADING OF PLANT AND MATERIALS

The loading and unloading of plant and materials will not take place on the road frontage due to parking restrictions.

Materials will be stored within the building site within the shaded area. The demolition material will be removed by the demolition contractor daily.

A banksman will be in attendance to see the vehicles in & out of the site.

III. STORAGE OF PLANT AND MATERIALS

Plant & materials will be stored within the shaded area & within the building site. See CMS plan.
No plant or materials will be stored on the public highway at any time.

IV. THE ERECTION AND MAINTANANCE OF SECURITY HOARDINGS/ ERECTION OF TREE PROTECTION FENCING.

A close boarded fence will be erected on site boundaries.

V. WHEEL WASHING FACILITIES

Wheel washing facilities will be provided via a jet wash next to the hoarding gates although the hard surfaces are not going to be removed, so there will not be any mud within the site.

VI. MEASURES ON SITE TO CONTROL THE DEPOSITION OF DIRT/ MUD ON SURROUNDING ROADS DURING CONSTRUCTION.

In the event dust is created, this will be controlled by hosing down the area.

A photographic survey will be carried out of this area and local footpaths before development starts and reviewed on completion. If any damage is caused, it will be repaired to LA satisfaction.

VII. FOOTPATH CLOSURES/ ROAD CLOSURES NEEDED DURING CONSTRUCTION

No footpath/ road closures at all times.

VIII. A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS.

All waste to be handled by a certified waste contractor.

XIII. TIMES, ROUTES AND MEANS OF ACCESS INTO AND FROM THE SITE FOR CONSTRUCTION TRAFFIC AND DELIVERY VEHICLES (INCLUDING THE REMOVAL OF WASTE FROM THE SITE AND METHODS OF PREVENTING DEPOSITION OF MATERIALS ON THE PUBLIC HIGHWAY).

A photographic survey will be carried out of this area and local footpaths before development starts and reviewed on completion. If any damage is caused, it will be repaired to LA satisfaction.

Delivery of material including the removal of waste will be pre-arranged.

Deliveries should not be made to site between 8.00am-9:15am and 5:00-6:00pm, Monday to Friday within peak traffic hours. Deliveries should not be made to site between 8.00am-9:15am and 5:00-6:00pm, Monday to Friday within peak traffic hours.

X. MEASURES TO MINIMIZE NOISE AND VIBRATION MITIGATION DURING WORKS.

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

Noise, dust and vibration will be controlled by employing Best Practicable Means (BPM) as prescribed in the following legislative documents and the approved code of practice BS 5228:
· The Control of Pollution Act 1972
· The Health & Safety at Work Act 1974
· The Environmental Protection Act 1990
· Construction (Design and Management) Regulations 1994
· The Clean Air Act 1993

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

Noise

Under the Control of Pollution Act 1974, Part 3, Environmental Protection Act of 1990 and the Noise Regulation Act, noise is a recognised form of pollution and as such can be classified as a nuisance. The Control of Noise (Codes of Practice for Construction and Open Site) Order 1984 gives legal approval for BS 5228, parts 1 & 2, 1984. This provides information on noise and noise control on Construction Sites. Every attempt shall be made to control noise at source.

On sites where construction works are in progress everyone has a responsibility to see that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable the disturbance will be minimised/attenuated by choice of technique, timing, shielding or protection as appropriate.

Where any person is liable to be exposed to noise levels greater than 80 dB (A), they will be informed and provided with suitable ear protection. The most likely protection, in ascending order of attenuation is ear plugs, earmuffs and noise attenuation helmets. Noise will be kept to a minimum at all times and any further restrictions imposed under the terms of the construction contract will be strictly adhered to.

- Appropriate silencers/mufflers/noise restrictors fitted to plant/equipment, and white noise reverse alarms on vehicles
- No dropping of items from height – use of appropriate lowering platforms/winches/appropriately lined rubbish chutes and skips
- Siting noisy machinery/equipment away from receptors/site boundaries e.g. generators (fitting with acoustic enclosures if necessary)
- No or cautious use of radios/sound reproduction equipment – to be kept at a level that can't be heard by nearby receptors
- Letter drops to nearby receptors if doing works which could be particularly noisy (e.g. piling, breaking out concrete etc.) containing estimated timescale and contact details
- Turning off vehicles/equipment when not in use
- Careful selection of construction methods and plant to be used – using the most quiet but suitable method/equipment/machinery for the job

Vibration

All works involving vibration will be minimized, where possible eradicated by design and the use of controlled mechanical equipment. The contractor will

install a monitoring system to surrounding areas and monitor levels. After discussion with party wall surveyors and depending on the activities taking place on site through the job, the monitoring levels will be set accordingly. These will activate an alarm when the limits are reached which will notify site immediately. Works can then cease and be re-assessed. Any operation involving vibration will have a HAVS risk assessment and procedures put into place to minimize the effects on personnel

XI Dust

- High standard of housekeeping
- Bulk storage of potentially dusty materials located away from site boundaries/enclosed
- Potentially dusty spoil and other waste materials dampened down on a regular basis
- Suitable rubbish chutes used with care and drop heights kept to a minimum
- Activities found to be generating dust on site to be rescheduled, mitigated or stopped etc.

XII Pest Control

Where wc & kitchen facilities are being removed the outlets should be suitably capped to stop vermin from entering & exiting.

XIII Site lighting

Not required for this project.

XIII ON COMPLETION

On completion of the demolition the site will be left to existing ground level free from debris.
The site will be hoarded around the perimeters with 2000mm ply hoardings incorporating a 100x25 trim on 150x150 timber posts concreted into the ground. Gates will be incorporated off the existing access as the hoarding, with drop bolts & secure padlock.
The hoarding will be painted dark blue.

Conclusion

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

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