

CONSTRUCTION METHOD STATEMENT

Condition 3 Discharge

Silver Birches, Heath Ride, Sindlesham, Wokingham, RG40 3QJ
Planning Permission: 251912
Condition: 3

1. INTRODUCTION

This Construction Method Statement (CMS) has been prepared in support of the discharge of Condition 3 attached to planning permission 251912 relating to the demolition of the existing dwelling and associated structures and the construction of a replacement dwelling with basement, carports, landscaping and associated works at Silver Birches, Heath Ride, Sindlesham, Wokingham, RG40 3QJ.

The purpose of this statement is to demonstrate how construction activities will be managed in order to minimise disruption to neighbouring occupiers and the surrounding highway network throughout the construction period.

This CMS should be read in conjunction with the submitted Construction Site Logistics Plan.

Condition Requirement CMS Reference

Vehicle routing	Section 6
Operative and visitor parking	Section 7
Loading and unloading	Section 8
Storage of plant and materials	Section 9
Security hoarding and boundary fencing	Section 10
Wheel washing facilities	Section 11
Dust and dirt control	Section 12
Waste recycling and disposal	Section 15

2. DEVELOPMENT DESCRIPTION

The approved development comprises:

- Demolition of the existing dwelling and associated outbuildings.
- Construction of a replacement dwelling.
- Construction of a basement.
- Contiguous piled retaining wall installation.
- Construction of carports.
- Associated hard and soft landscaping works.
- Formation of new boundary treatments and gates.

The overall construction period is anticipated to be approximately 24 months.

3. CONSTRUCTION PROGRAMME

Phase 1 – Site Establishment (2 Weeks)

- Installation of site hoarding and fencing.
- Installation of tree protection fencing.
- Site compound establishment.
- Welfare facilities and site office installation.
- Site signage and health and safety arrangements.

Phase 2 – Demolition and Site Clearance (4 Weeks)

- Soft strip of existing structures.
- Demolition of dwelling and outbuildings.
- Segregation and removal of demolition waste.
- Site clearance.

Phase 3 – Contiguous Piling and Basement Excavation (16 Weeks)

- Mobilisation of piling contractor.
- Installation of contiguous piled retaining walls.
- Bulk excavation.
- Removal of spoil.
- Temporary works installation.

Phase 4 – Basement Construction (12 Weeks)

- Reinforced concrete foundations.
- Basement slab construction.
- Basement wall construction.
- Waterproofing works.

Phase 5 – Superstructure Construction (40 Weeks)

- Structural frame construction.
- Floor construction.
- External wall construction.
- Roof structure installation.

Phase 6 – Building Envelope (16 Weeks)

- Roof finishes.
- External cladding.
- Window and door installation.

Phase 7 – Internal Fit-Out (32 Weeks)

- Mechanical and electrical installations.
- Internal partitions.
- Joinery and finishes.

Phase 8 – External Works and Landscaping (12 Weeks)

- Driveways.
 - Boundary walls and gates.
 - Soft landscaping.
 - Final commissioning.
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4. SITE MANAGEMENT

A Principal Contractor will be appointed prior to commencement of development.

The Principal Contractor shall be responsible for:

- Day-to-day site management.
- Delivery coordination.
- Health and safety management.
- Environmental controls.
- Waste management.
- Community liaison.

Emergency contact details will be displayed at the site entrance throughout the construction period.

Please refer to Construction Management Plan included = 9377-202.1 CMP Site Plan which is included with this submission.

5. CONSTRUCTION WORKING HOURS

Construction activities shall be undertaken only during the following hours:

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00

No construction activities shall take place on Sundays or Bank Holidays.

6. CONSTRUCTION VEHICLE ROUTING

Construction vehicles will access the site from Heath Ride via the existing access.

The anticipated construction route is:

M4 Junction 10 → A329(M) → Nine Mile Ride → Heath Ride → Silver Birches

All drivers and subcontractors shall be instructed to use the approved route.

No construction vehicles shall wait on the public highway. Deliveries shall be timed and coordinated by the Site Manager to ensure that vehicles arrive only when the site is ready to receive them, preventing vehicles from waiting on Heath Ride or obstructing the site entrance. All deliveries shall be pre-booked through the Site Manager.

7. PARKING OF SITE OPERATIVES AND VISITORS

During peak construction periods, the site is expected to accommodate approximately 6 construction personnel and up to 3 construction vans. The designated on-site parking and turning area shown on the Construction Site Logistics Plan has been designed to accommodate these vehicles whilst allowing safe manoeuvring within the site. All construction vehicles shall enter and leave the site in a forward gear wherever practicable. No contractor or visitor parking shall take place on Heath Ride or adjoining residential roads.

8. LOADING AND UNLOADING OF PLANT AND MATERIALS

A designated Materials Loading and Unloading Area shall be maintained throughout the construction period.

A separate Waste Loading and Unloading Area shall be provided adjacent to the skip compound.

All loading and unloading activities shall take place entirely within the site boundary.

A banksman shall be utilised where necessary to safely guide delivery vehicles.

9. STORAGE OF PLANT AND MATERIALS

A dedicated Plant and Materials Storage Area shall be maintained throughout construction.

Stored materials may include:

- Bricks.
- Blocks.
- Timber.
- Reinforcement steel.
- Formwork.
- Mechanical and electrical materials.

No materials or plant shall be stored outside designated storage areas.

No storage shall take place within tree protection areas.

10. SECURITY HOARDING AND FENCING

The site shall be secured by 2.4 metre high Heras fencing and hoarding where required.

Particular attention shall be given to the common boundary shared with Island Cottage.

Security fencing shall be erected and maintained along this boundary throughout the demolition and construction period in accordance with Condition 3 of Planning Permission 251912. All access gates shall remain locked outside working hours. The entrance gates shall open inwards only so that they do not obstruct the public highway. The site entrance and driveway shall be kept clear at all times to ensure safe access for construction vehicles, emergency vehicles and other authorised users. No vehicles shall queue or wait on the public highway whilst access to the site is being obtained.

Appropriate warning signage shall be maintained at all times.

11. WHEEL WASHING FACILITIES

A wheel wash facility shall be installed immediately within the site entrance.

All vehicles leaving the site shall be inspected.

Where necessary:

- Wheels shall be cleaned.
- Road surfaces shall be swept.
- Mud and debris shall be removed immediately.

The public highway shall be maintained in a clean condition at all times.

The wheel wash facility identified on the approved Construction Site Logistics Plan shall remain operational throughout the demolition, excavation, piling and construction phases of the development.

12. DUST AND DIRT CONTROL

The following measures shall be implemented:

- Damping down during demolition and excavation.
- Water suppression during dry weather.
- Covered skips where necessary.
- Cutting equipment fitted with dust suppression.
- No burning of waste materials.
- Regular site inspections.
- ☐ Dust suppression.
- Mud control.
- Noise control.
- Vibration control.
- Fuel storage.
- Spill response procedures.
- Surface water protection.

All reasonable steps shall be taken to prevent dust migration beyond the site boundary.

13. NOISE AND VIBRATION CONTROL

The Principal Contractor shall ensure:

- Plant is regularly maintained.
- Engines are switched off when not in use.
- Reversing alarms are kept to a minimum.
- Excessive idling is avoided.

Particular care shall be taken during contiguous piling and basement excavation works.

14. PLANT AND MACHINERY

The principal items of plant likely to be utilised include:

Demolition

- 13–20 tonne excavators.
- Hydraulic breakers.
- Grab attachments.
- Skip lorries.

Basement and Piling Works

- Contiguous piling rig.
- 20–30 tonne excavators.
- Concrete pumps.
- Concrete mixer wagons.
- Tipper wagons.
- Mobile cranes as required.

Main Construction

- Telehandler.
- Mobile cranes.
- MEWPs.
- Concrete pumps.
- Delivery vehicles.

External Works

- Mini excavators.
 - Dumpers.
 - Rollers.
 - Landscaping equipment.
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15. WASTE MANAGEMENT

Construction and demolition waste shall be segregated where practicable.

Separate skips shall be provided for:

- General waste.
- Timber.
- Metals.
- Recyclable materials.

All waste shall be removed by licensed waste carriers and disposed of at appropriately licensed facilities.

The contractor shall seek to maximise recycling and minimise landfill disposal.

Demolition waste, excavation spoil and construction waste shall be segregated where practicable and removed from site by licensed waste carriers to appropriately licensed recycling or disposal facilities.

16. TREE PROTECTION

All tree protection measures shall be implemented in accordance with the approved Tree Protection Plan.

The following restrictions shall apply:

- No storage within Root Protection Areas.
- No parking within Root Protection Areas.

- No excavation within Root Protection Areas unless specifically approved.
- Tree protection fencing shall remain in place throughout construction.

Temporary protective fencing and construction exclusion zones shall be erected before any demolition, site clearance, excavation or construction works commence and shall remain in place throughout the duration of the works. No storage of materials, parking of vehicles, refuelling activities or construction operations shall take place within the protected areas identified on the approved Tree Protection Plan.

17. BASEMENT EXCAVATION AND CONTIGUOUS PILING

The basement structure will be constructed using a contiguous piled retaining wall system. The works will generally comprise:

1. Installation of contiguous piles.
2. Controlled excavation of the basement.
3. Construction of reinforced concrete foundations and retaining walls.
4. Basement waterproofing.
5. Basement slab construction.

All piling and excavation activities shall be undertaken by suitably qualified specialist contractors.

Spoil will be removed from site using covered vehicles.

Vibration and noise arising from piling operations shall be managed in accordance with BS5228.

18. EMERGENCY PROCEDURES

The site shall maintain:

- First aid facilities.
- Fire extinguishers.
- Emergency contact details.
- Emergency assembly point adjacent to the site entrance.

All site personnel shall receive induction training covering emergency procedures.

19. PLANNING POLICY COMPLIANCE

This Construction Method Statement has been prepared having regard to:

- National Planning Policy Framework (NPPF).
- Wokingham Borough Local Plan.
- Core Strategy policies relating to sustainable development, protection of residential amenity and highway safety.
- Approved Tree Protection Plan (Ref. SILVER BIRCHES TPP 06806/2025).
- Relevant provisions of BS5837:2012 Trees in Relation to Design, Demolition and Construction.
- BS5228-1 and BS5228-2 regarding noise, vibration and construction activities.

The measures set out within this Construction Method Statement have been designed to minimise adverse impacts arising from construction activities and to protect neighbouring amenity, highway safety and retained trees throughout the construction period.

CONCLUSION

The measures contained within this Construction Method Statement will ensure that the development can be undertaken safely and efficiently whilst minimising impacts upon neighbouring occupiers, the local highway network and surrounding environment. The proposed arrangements satisfy the requirements of Condition 3 of planning permission 251912.