

CONSTRUCTION METHOD STATEMENT

Application No. 222150/250544

2/05/2025

- Site:** Land to rear of 63 High Street, Wargrave, Berkshire RG10 8BU.
- Project:** Demolition of existing garage on Backsideans and construction of three bedroom detached dwelling, double garage and parking area to serve the existing and proposed dwellings.
- Self Builder:** Nicholas Towers
- Contact Details** Mobile: 07970 130906
Email: nickt@towers.co.uk
Address: 63 High Street, Wargrave, RG10 8BU
- Construction Start Date:** TBC (Summer/Autumn 2025)
- Construction End Date:** c12 months later
- Site Start/Finish Times:** 8am-6pm
- Will construction be phased?** Assuming there are no valid reasons to do otherwise, the driveway bridge, driveway and garage will be constructed first, then the house. This will allow easy parking on site for contractors, more area for deliveries and a weatherproof location to store tools and materials.
- Parking of labour vehicles:** There is current provision for three spaces for vehicles. That will increase once the driveway and parking area is constructed, after which there will be space to park up to 5 labour vehicles plus 2 cars owned by Mr Towers and his wife. No site operative or contractor parking shall take place on Backsideans. If at any time there is not enough free parking on site, vehicles will use the nearby public car park on School Lane/Backsideans junction.
- How will you deal with the loading and unloading of plant and materials?** See Construction Layout Plan. There will be security hoarding along the footpath boundary and along the boundary with Backsideans. This will have a security gateway (set back to enable vehicles to pull clear of the carriageway of Backsideans) into the current parking area and also accessing the level area behind. Vehicles can manoeuvre into the parking area and unload, and the materials then carried to where they will be used or stored. When the garage has been demolished, the house construction is set back from the Backsideans roadway. In the stages when piling and excavation is being done, grab lorries will normally be able to manoeuvre so that there is at least 3 meters of space for other vehicles to pass in the road while they are loading. In the excavation phase, envisaged to last around 5 working days, there could be up to around 10 grab lorry visits per day removing excavated material. This is likely to be the most intense period of the project in terms of vehicles coming and going. Residents in Backsideans will be informed about when this will be happening and efforts will be made to keep the loading

times and any disruptions and inconveniences to a minimum. A banksman will be present and no reversing will take place without a banksman present. The banksman or other site operative will also liaise with vehicle drivers and pedestrians on Backsideans whilst lorries are accessing, loading or leaving the site.

This is a relatively modest development therefore, apart from the excavation phase described above, it is not anticipated that there will be a high frequency of material collections or deliveries, ordinarily perhaps 2 or 3 per day is the most envisaged. Suppliers will be requested and encouraged to use vans and smaller lorries up to 8.5m in length where possible. Where HGV's are used for deliveries a banksman will be present and no reversing will take place without a banksman present.

In the later phases of the project it will not generally be possible to have skips on site for long periods. When waste needs removing, 4 or 6 yard skips will be delivered onto the driveway (ie not onto Backsideans) to be either filled and taken away immediately or collected later the same day.

Maintenance of the Public Highway

Prior to the commencement of works on site a condition survey of the public highway in the vicinity of the site entrance will be undertaken with photographs taken of any latent defects that are evident. The condition survey will be repeated following the completion of the works. Should it be evident that damage to the highway has occurred as a result of the works all necessary remedial measures will be agreed with the Highway Authority.

Storage of plant and construction materials: The construction of the new driveway and garage are prioritised to enable easy access to storage areas, both outside and weatherproof. See Construction Layout Plan showing weatherproof storage in the new garage and an area for external storage.

Erection and maintenance of security hoarding including decorative displays and notices for public viewing:

Site will be secured with a timber hoarding fixed along the boundary with the site of Backsideans and the footpath. Signage and Site Safety Notices will be displayed for H&S. A large lockable gate set back into the driveway will be for access and egress, chained and locked outside working hours. There is existing fencing to prevent access from other boundaries.

Wheel washing facilities: Although it is not envisaged that vehicles will pick up mud or other dirt from the site, a hose will be available in the parking/unloading area at the site entrance for wheel washing, if it is deemed necessary. Water used will drain down the slope into the garden.

Measures to control the emission of dust and dirt during construction:

Water hose (as above) will be available to control the emission of dust and dirt during construction. The site labour will clean the road immediately, when and if necessary.

Recycling of waste resulting from demolition and construction works:

The demolition contractor will be recycling all old brickwork and concrete, crushing for reuse as Type 1 backfill/scalpings/MOT etc. Existing roof timbers from the garage will be reused where appropriate for stud walling and creating high level storage in the new garage. Using environmentally conscious skip companies such as Kings or Collards will ensure that construction waste will be recycled where possible. Unused and waste ICF materials will be returned to the supplier for recycling.

Site Lighting:

Where site lighting is needed during the winter months these will be used only during working hours for localised works, safe access and egress around the building site and security at the hoarding gate.