Wargrave Tennis Club
Recreation Ground
Wargrave, Berkshire, RG10 8BG
4th November 2026

Construction Method Statement for Planning Application 260186 – Phase 2 Clubhouse Extension

1. Introduction

This Construction Method Statement (CMS) has been prepared to meet the requirements of Condition 3 of approved planning application 260186, covering Phase 2 works: the construction of a single-storey clubhouse extension and covered canopy, including associated internal improvements. It builds upon the Construction Method Statement previously approved by Wokingham Borough Council for Phase 1, which involved the installation of a second padel court. These works were successfully completed by 1st June 2026, using the same site access, parking and construction management arrangements proposed for Phase 2.

This revised CMS describes how the proposed works will be undertaken in a controlled and considerate manner to minimise disruption to neighbouring uses, protect existing facilities and ensure safe site operation throughout the construction period.

2. Scope of Phase 2 Works

The proposed construction works comprise:

- construction of a single-storey extension to the existing clubhouse;
- installation of a covered canopy and improved external seating and viewing areas;
- internal alterations to improve the clubhouse's social facilities, toilets and storage;
- associated foundations, drainage connections and finishing works.

The works will be confined to the approved development area immediately surrounding the existing clubhouse.

3. Construction Site Layout

The construction layout is shown on the accompanying plan (PowerPoint slides) and includes:

- temporary construction compound adjacent to the clubhouse;
- delivery and unloading area using the existing access road;
- contractor parking within Car Park 3 (the overflow car park);
- temporary fencing to segregate works;
- maintained safe pedestrian access to the tennis and padel courts.

Temporary safety fencing and barriers will be erected around the construction area for the duration of the works to protect site users.

Safe pedestrian access routes will be maintained and, where necessary, segregated from construction activities.

The construction layout is illustrated in the accompanying drawings submitted in support of this Construction Method Statement.

4. Delivery and Construction Timetable

Construction of the Phase 2 clubhouse extension will commence on 4th January 2027, with completion anticipated by 31st March 2027. Works will be managed to maintain safe access to existing courts and facilities.

Unlike Phase 1 works, no large articulated lorry deliveries are anticipated. Deliveries will generally be undertaken using standard small to medium-sized commercial vehicles, with no more than two or three contractor vehicles expected on site at any one time.

Given the use of existing hardstanding access routes throughout the site, a hose and manual brushing facilities will be available as required to prevent mud or debris reaching the public highway. Vehicles will be visually checked before leaving the site.

Further points will be observed:

- Deliveries will be scheduled primarily during weekday mornings to avoid peak club usage periods.
- Vehicle movements will be kept to a minimum.
- Delivery vehicles will use the existing access via Recreation Road, Car Park 2 and Car Park 3.
- The central manoeuvring area of Car Park 2 will remain clear of parking and obstructions.
- A banksman will supervise construction delivery vehicle movements through Car Park 2 and into Car Park 3, ensuring safe interaction with pedestrians and other site users.
- Temporary cones and signage will be used where necessary to ensure safe access.

#	Items of Work	Start Date	End Date
1	Site preparation, temporary fencing and compound	4/1/27	8/1/27
2	Groundworks, foundations and drainage	11/1/27	29/1/27
3	Clubhouse extension construction	1/2/27	5/3/27
4	Roofing, canopy and internal alterations	8/3/27	19/3/27
5	Finishing works, site clearance and reinstatement	22/3/27	31/3/27

All deliveries will use existing access routes. Contractor parking and materials storage will be within the designated areas shown on the accompanying construction site plan. Vehicle movements will be managed to ensure safe pedestrian access and minimal disruption to club activities.

5. Site Access and Compound

- Construction access will be taken from the existing Recreation Road access, through Car Park 2 to Car Park 3.
- No new vehicular access routes are required.
- A small temporary compound will be established adjacent to the clubhouse.
- Contractor parking will be accommodated within Car Park 3, with no more than two or three contractor vehicles expected at any one time.
- Car Parks 1 and 2 will remain fully operational for members and visitors.
- The central manoeuvring area of Car Park 2 will remain clear of parking and obstructions, consistent with the arrangements approved for Phase 1.
- The works will be coordinated with the Parish Council to minimise disturbance to other activities on the recreation ground.

All works will be coordinated to ensure the continued safe operation of the wider recreation ground during the construction period.

6. Protection of Existing Facilities

- Existing tennis and padel courts, pathways and unaffected clubhouse facilities will be protected throughout construction.
- Temporary fencing or barriers will be installed to separate the construction area from club members and visitors.
- Safe pedestrian access to the courts will be maintained, with alternative routes clearly identified where necessary.
- No construction traffic will be permitted on playing surfaces.

7. Noise, Dust and Vibration Control

- Construction activities will be limited to normal working hours.
- No unusually noisy operations are anticipated.
- Dust generation will be controlled through good site practice, including damping down where necessary.
- Plant and equipment will be well maintained to minimise noise and vibration.

8. Hours of Construction

Construction hours will be limited to:

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

9. Waste Management

- Waste will be minimised wherever practicable.
- Materials will be reused or recycled where possible.
- Waste will be removed regularly and disposed of at licensed facilities.
- A designated skip will be located within the construction compound or agreed overflow parking area, with collections managed to minimise disruption.

10. Health and Safety

- All works will comply with relevant health and safety legislation.
- Contractors will prepare risk assessments and method statements as required.
- The site will be managed to ensure the safety of club members, staff and visitors at all times.
- Particular attention will be given to pedestrian safety around the clubhouse, with the construction area securely segregated from members and visitors throughout the works.

11. Conclusion

This updated Construction Method Statement for Phase 2 clubhouse extension works demonstrates that the proposed development can be delivered safely and responsibly, with minimal impact on the surrounding recreation ground and normal club operations. The proposed arrangements build upon those successfully implemented during the Phase 1 padel court works, which were completed by 1st June 2026, with substantially fewer construction vehicle movements anticipated for Phase 2.