

Construction Method Statement

58 Finchampstead Road, Wokingham, RG40 2NS

Planning Application Ref 241828

1 – Site Safety & Site Planning

The site is bounded by mature vegetation and trees to the northern, western boundaries and to the south and east is a small stream that separates the site from the open fields. These boundaries are also bounded by mature trees.

Three construction exclusion zones are located to the north, south and northwest of the site to provide tree protection. Access into the site will remain as existing directly via Finchampstead Road to the west. The existing access road is an unadopted private road that serves No.58, 58a and a block of flats known as Eyre Court.

A 2m high heras fence with gates is proposed to the east of the access to No.58a to provide site security. Refer to accompanying drawing 25.1234.C01- Construction Management Plan.

In addition to the above points the contractor will

- Erect effective barriers around dusty activities

- There will be strictly no bonfires or burning of materials on the site

- The contractor will plan the layout of the site and its activities to ensure that site layout machinery and dust causing activities are located away from sensitive receptors

- All plant and machinery to be used on the site shall be properly maintained in accordance with the manufacturer's recommendations and where noisy machinery is to be used it shall be fitted with silencers to mitigate any noise disturbance.

2- Programme of Works

Phase 1- Widen Access Road

It is proposed to widen the access road first to provide sufficient space for delivery vehicles to access the site.

Phase 2- Demolition of Outbuildings to the Northeastern Corner of the Site

It is necessary to demolish the existing outbuildings to the northeast of the site to allow space to erect the temporary protection barriers.

Phase 3- Erect Temporary Tree Protection Barriers

Phase 4- Site Set Up

The site is then to be set up in accordance with the accompanying Construction Management Plan.

Phase 5- Further Demolition

Following site set up, the existing dwelling and all other outbuildings can be demolished.

Phase 6- Erect 4no. New Dwellings

3 - Construction Traffic, Parking of Vehicles for Site Personnel, Operatives and Visitors

Parking is available on site during all phases of the development. Prior to demolition 4 vehicles spaces are proposed to the west of the site and once Phase 5 has been completed, these spaces can be relocated as indicated on the accompanying drawing no. 25.1234.C01 Construction Management Plan.

Parking will be organised with sub-contractors so that operatives will be brought to site in shared vehicles wherever possible.

All vehicles should switch off engines while waiting to reduce the emissions from idling vehicles. The area to the front of the site will remain as tarmac and the site should remain relatively 'clean' and not give rise to significant mud or other debris being dropped on the highway. The contractor will however wash or clean all vehicles effectively before leaving the site if this is deemed necessary. The contractor will also ensure there is no site runoff of water or mud from the site.

All loads entering and leaving the site, including skips must be covered to prevent debris being deposited on the highway.

All loads entering and exiting the site will be from Finchampstead Road.

4- Loading and Unloading Plant & Materials:

All deliveries will be made from Finchampstead Road and down the unadopted private road to the site. Materials will be forklifted from delivery lorries to dedicated storage units.

Deliveries will be arranged outside of the peak traffic times wherever possible.

Major deliveries of materials for the works will be held in storage areas as indicated on the drawing 25.1234.C01.

Deliveries will be arranged at the quieter times of day and only be permitted to unload when sufficient site personnel will be on hand to ensure safe unloading.

5 - Storage Plant / Materials:

Secure storage units will be provided to north of the site. A small telescopic handler will be used to move larger or heavier materials.

Materials will also be scheduled for “Just in Time” deliveries wherever possible so that the site does not become congested with materials standing for a long time which are not being used.

No holding areas will be required on land outside of the site boundary. All materials will be stored securely within the site and delivery times will be staggered to ensure that there is no congestion caused by construction works.

6 – Measures to prevent the deposit of materials on to Finchampstead Road.

The front area of the site is already covered in hardstanding which is to be retained in order to reduce the risk of mud etc. Care will be taken by the main contractor to ensure that any debris on the ground is kept off the access with regular inspections, particularly after deliveries have been made.

The site boundary will be regularly swept clear and any debris migrating outside of the site will be immediately attended to.

A wheel washing facility has also been accommodated near the entrance to the site to enable vehicles to be cleaned off prior to exiting if deemed necessary.

7 – Measures to control the emission of dust, dirt and other emissions.

During demolition and construction, where needed, the contractor will use water as a dust suppressant, cutting equipment will also use water as suppressant when necessary.

The contractor will also erect effective barriers around particularly dusty activities. There will be strictly no bonfires or burning of materials on the site.

All plant and machinery to be used on the site shall be properly maintained in accordance with the manufacturer’s recommendations and where noisy machinery is to be used it shall be fitted with silencers to mitigate any noise disturbance.

8 – Construction Waste

Targets will be established to enhance resource efficiency, guided by best practices from **WRAP**, **Envirowise**, **BRE**, and **DEFRA**. The overarching principle is that waste should be treated or disposed of within the region where it is produced, minimizing environmental impacts and fostering regional sustainability.

Construction operations typically generate waste from handling losses and material surpluses. To mitigate these, the Construction Strategy will address several key areas, including:

- Proper handling and storage of all materials to prevent damage.
- Efficient purchasing practices to minimize over-ordering.
- Segregation of construction waste to maximize opportunities for reuse and recycling.
- Partnering with suppliers who collect and recycle packaging materials.

By adopting these strategies, the project aims to reduce waste, promote recycling, and minimize its environmental footprint throughout the construction process.

9 – Utility Coordination

Where multiple utilities require new connections to be made in the roadway, these are to be planned in advance and co-ordinated to ensure that each provider can carry out all respective works under a single road/ lane closure.

10 – Working Hours

Construction work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Saturday afternoons, Sundays and Bank or Statutory Holidays.