

CONSTRUCTION METHOD STATEMENT

Application No. 222150

10/02/2025

- 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 (Spring/Summer 2025)
- Construction End Date:** c12 months later
- Site Start/Finish Times:** 8am-6pm
- Will construction be phased?** Yes, assuming there are no valid reasons to do otherwise, the driveway bridge and driveway will be constructed first, then the garage, then the house. This will allow easy parking on site for contractors, more area for deliveries and a weatherproof location to store interior 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 at least 5 labour vehicles plus 2 cars owned by Mr Towers and his wife.
- 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 large gateways 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 initial stages when piling and excavation is being done, grab lorries will be able to manoeuvre so that there is 3 meters of space for other vehicles to pass in the road while they are loading. After the excavatio phase, larger vehicles will also be able to make deliveries onto the driveway, from where the materials will be moved to storage or use. (See Construction Management Drawing for large wagon access).
- 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.

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 and a lockable door will be formed into the hoarding for access and egress, chained and locked outside working hours. There is existing fencing to prevent access from other boundaries.

Wheel washing facilities: A hose will be available in the parking/unloading area at the site entrance for wheel washing. 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/scalping/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.