

Code of Construction Practice

Development of 1 new detached house at 1 Foxbury Manor, Old Watling Street, Higham, Rochester, ME2 3UG.

Introduction

1. General Principles

The building contractor will be designate the person(s) who has responsibility for ensuring adherence to good practice measures. A designated person should be on site at all times that operations are taking place and have the necessary authority to initiate changes to work practices and/or mitigation as appropriate.

2. Hours of work

The hours of work will normally be restricted to:-

Monday – Friday: 8am – 6pm

Saturday: 8am – 1pm

Sunday and Bank Holidays: No work where noise audible at site boundary.

3. All vehicles and plant arriving at and leaving the site shall comply with the same restrictions on hours. The building contractor should be held responsible for ensuring these instructions are given to all drivers, including those delivering site materials.

4. Community Liaison and Complaint Resolution

The building contractor will be responsible for and will undertake local liaison and notification with local residents who may be affected by the construction work. The local residents shall be informed of the nature of the works, proposed hours of work and their expected duration.

Communications with local residents shall include the name and telephone number of a main contact which will also be displayed on the site hoardings. This contact person shall be able to give further information to the caller and deal with any complaints or emergencies that may arise at any time.

The contractor shall be the point of contact should there be complaints reported to Gravesham Borough Council and in the event that there needs to be a modification or alteration to the practices being undertaken on site as a result of investigation of appropriate complaints, this will be the responsibility of the main contractor.

All site staff to be regularly briefed regarding the complaints procedure.

5. Noise and Vibration

The main contractor will undertake a site study to gain an understanding of where appropriate plant will be based during the build process and the processes which will be likely to create noise, dust and other hazards and shall gain full understanding where the nearest sensitive resource or residential receptor is, the general ambient noise level in the area and shall have an understanding of what the impacts will be, given the duration, scale and type of construction and demolition required.

The contractor shall operate with materials being delivered in sequence and according to the days activities in order to minimise the amount of material stored and to ensure that all materials are kept within a securely fenced compound.

At no time shall Old Watling Street be unreasonably blocked and no works or equipment shall be placed such that it prevents the use of this road by neighbours and persons rightfully having the right to pass along the road.

To maintain the safety of the public and also of persons passing by using the public road, suitable hoardings shall be erected and any scaffold shall be netted with appropriate decking and kick boards to ensure no materials can fall into neighbouring gardens.

Delivery routes and vehicle holding areas should be arranged to minimise any disruption to traffic.

Establish an electricity supply to the site. This will reduce the need for diesel generators which can have a localised noise and air quality impact.

Ensure adequate planning within the project to prevent noise generating from double handling of materials and overlapping of high noise activities.

6 Operations

All plant and equipment, including any on hire, shall be checked to ensure it is in good working order and conforms to the manufacturers' standards.

Equipment is to be properly silenced and meet statutory emission standards.

Defective items are not to be used.

All large concrete pours are started as early as possible, within normal hours, to avoid overruns.

When working within the building, wherever possible ensure all openings (i.e. windows and doors) are sealed.

Before works commence, the site workforce should be fully briefed on the need to keep all noise generated to a minimum. Shouting and raised voices are not permitted other than in cases where warnings of danger must be given. Radios should not be played at a volume that is likely to disturb local residents or businesses.

A stone roadway surface into the site in the position of the proposed drive is to be formed at the start of the works. This is to be used by all vehicles delivering to the site and kept in clear condition so that vehicle wheels are not run into a muddy surface to ensure mud and debris doesn't get taken on to the highway.

7. Monitoring

Noise monitoring should be undertaken at the start of each new activity as identified in the Method Statement/Works Schedule and during out of hours work (if this has been agreed). The Contractor should maintain a record of these noise monitoring results, identify and address issues as they arise. Investigate complaints and check compliance with any noise predicted levels.

8. Plant and Equipment

The use of noisy plant or equipment should be restricted to the necessary works only and all mechanical equipment is to be switched off when not in use.

Noise reduction measures such as mechanical equipment with silencers, noise barriers etc are to be used wherever practicable.

Wherever practicable all plant and equipment should be powered by mains electricity in preference to locally powered sources such as diesel generators. Hand tools should also be electrically powered rather than petrol or diesel driven.

Vehicles and mechanical plant used for the purpose of the works should be fitted with effective exhaust silencers, maintained in good and efficient condition, working order and operated to minimise noise emissions. The contractor should ensure that all plant complies with the relevant statutory and manufacturers' requirements.

Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures. Compressors should be "sound reduced" models fitted with properly lined and sealed acoustic covers that should be kept closed whenever the machines are in use.

Equipment which breaks concrete, brickwork or masonry by bending or by bursting should be used in preference to percussive tools as far as practicable.

Pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers.

During backfilling and ground compaction work, dead rollers should be used in preference to vibrating rollers where practicable.

Where practicable rotary drills and bursters actuated by hydraulic, chemical or electrical power should be used for excavating hard or extrusive material.

Plant should be maintained in good workmanlike condition so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

Care should be taken when loading or unloading vehicles, dismantling scaffolding or moving materials etc to reduce impact noise.

9. Dust and Air Pollution

The contractor shall assess the risk of dust and air pollution from each operation, manage these risks by and appropriate mitigation measures.

The contractor should comply with all regulations introduced under The Clean Air Act 1993. As is best practice, the burning of any materials on the site will NOT be permitted. Suitable provisions will, therefore, need to be in place for the removal of all waste from site.

The contractor shall ensure that the area around the site, including the public highway, is regularly and adequately swept using wet sweeping methods only to prevent any accumulation of dust and mud. Depending on the assessed risk, the use of wheel cleaning facilities may be required.

The application of dust suppressants to the hard surfaces on and around the site can help reduce the re-suspension of dust.

Any plant used for the crushing of materials must be authorised by a local authority under the Environmental Protection Act 1990 Part 1 (Prescribed Processes).

The contractor should take all necessary precautions to prevent the occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas. In particular, plant should be well maintained and measures taken to ensure that it is shut down in the intervening periods between work or throttled down to a minimum.

All Non-Road Mobile Machinery should use Ultra Low Sulphur Diesel (ULSD). Effective methods of work are adopted to prevent dust from becoming airborne at source, including enclosure of fixed plant, addition of moisture, or provision of effective exhaust ventilation and filtering.

10. Asbestos at Work Regulations.

If during the course of the works asbestos or other contaminants are found work must stop and suitable experts appointed to advise of the material removal. The Local Planning Authority must also be advised of any contaminated material found in the site.

The contractor should observe the exposure limits and measurement methods for asbestos that are set out in the relevant and current Health and Safety Executive Guidance Notes. The contractor should consult with the Health and Safety Executive concerning precautions required when removing asbestos material.

Please note that all asbestos removal SHOULD be carried out by Registered Contractors and documented; and status of site attaining to asbestos confirmed.

11. Contaminated Land

If during site works contamination is encountered on site, which has not been previously identified, works must cease until the safe removal of asbestos has been undertaken.

Ancillary Site Activities

The contractor will be responsible for all lorries delivering to or exiting from the driveway adjacent to the work site.

Wherever practicable waiting or queuing on the public highway should be avoided. Where lorries cannot immediately enter or leave the site, engines should be switched off while waiting and vehicles must be parked on the wider section of Old Watling Street in order that other vehicles can use the road.

Lorries are to reverse into the site and to exist in forward gear.

Wherever practicable all loading and unloading of vehicles will take place on In the driveway and not on the public highway.

Rubbish should be removed at frequent intervals and the site kept clean and tidy. Disposal must be carried out in a safe manor that ensures that only licenced waste contractors are used.

Site hoardings should be frequently inspected, repaired and repainted as necessary.

Unless agreed by the Council, police and third party land and property owners, lifting equipment arcs should be confined within the site. A licence should be applied for if the jib at any point extends over the public highway.

Site lighting should be positioned and directed so as not to intrude unnecessarily on adjacent buildings and land uses. It should not cause distraction or confusion to passing drivers on adjoining public highways.

Toilet and washing facilities for the workers must be provided, be kept clean and properly maintained.

Operatives vehicles are to be parked away from the site and not left outside on the main highway other than for operations requiring the delivery of materials or equipment to the site. There is some parking at the end of Old Watling Street by dead end section and near to a field entrance. Parking here must be agreed prior with the owner of the field. Parking may also be possible within the Three Crutches Car Park, again this must be under and arrangement agreed with the landlord in advance.

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