

Code of Construction Practice

Guru Nanak Darbar Gurdwara

Clarence Place



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3925 Clarence Place Code of Construction Practice

Contents

1.0 Introduction

2.0 Project Overview

3.0 Proposed Works

4.0 Site Set/Up and Security

5.0 Neighbourly Relations

6.0 Construction Traffic Management

7.0 Environmental Management Plan

8.0 Fire and Emergency Procedures

9.0 Health & Safety

10.0 The Construction Management Plan

1.0 Introduction

The purpose of this Code of Construction Practice (CoCP) is to outline how this project will be managed given the location of the site in Gravesend with consideration to ensuring the works cause the minimum amount of disruption and disturbance to residents. This document will comment on any site constraints, their impact and measures to mitigate them.

2.0 Project Overview

Clarence Place was previously the Guru Nanak Darbar Gurdwara temple, and the intention is to redevelop the building and repurpose it to accommodate 14 residential apartments with ancillary cycle and bin storage facilities. The Client shall retain ownership of the property and privately rent out the apartments.

Site address: Clarence Place, Gravesend, DA12 1LD

Area: 0.07ha/740m².

The proposed redevelopment plot sits in one of Gravesham's conservation areas and appears within the brown hatched area from the Council's Local Plan Core Strategy Policies Map 2014 Fig.1.

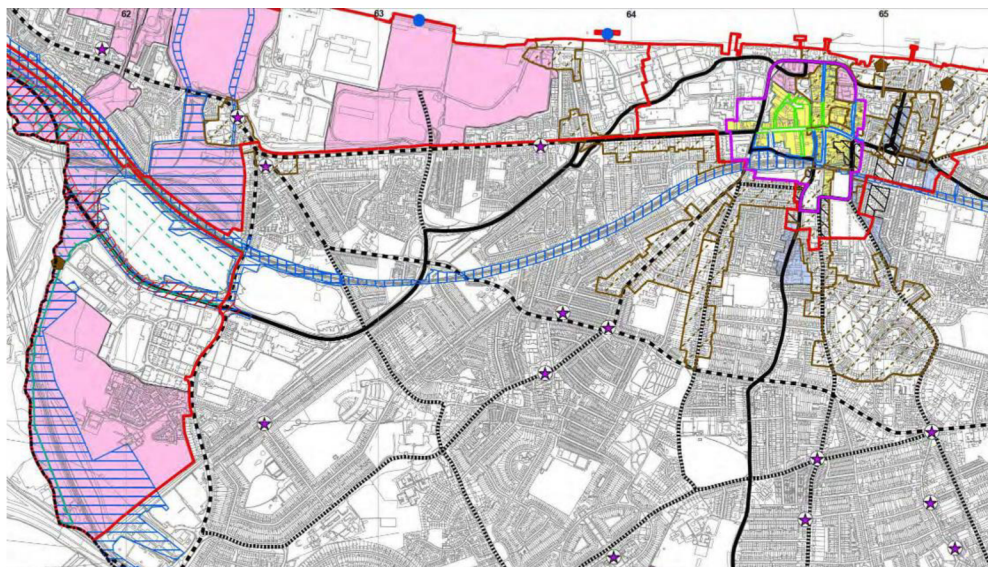


Fig. 1 Gravesham Council Local Plan Core Strategy Policies Map 2014

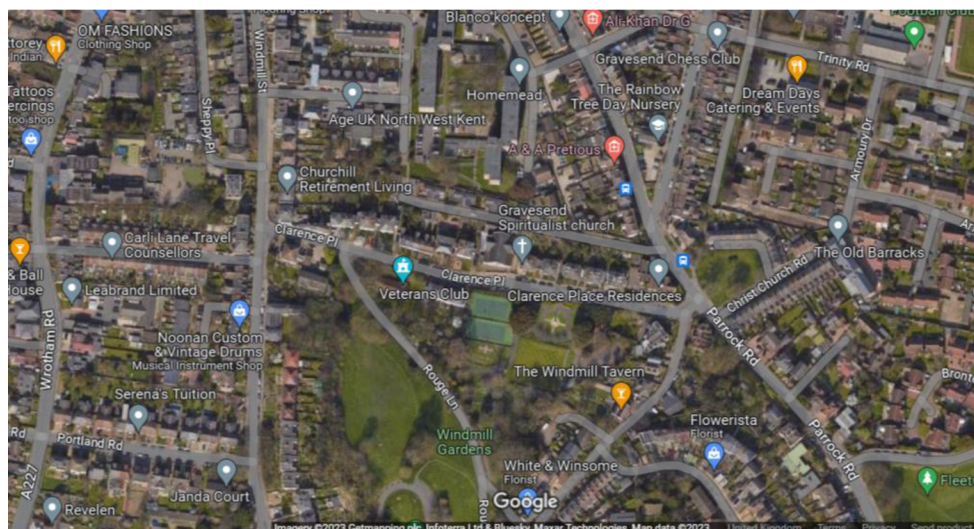


Fig.2. Aerial View of the proposed site.

3.0 Proposed Works

The redevelopment will comprise of 14 self-contained apartments, a library, cycle storage and bin storage facilities

The contract is likely to be a JCT Traditional Contract and it is worth noting that a contractor has not yet been appointed and there not being sufficient time between their appointment and mobilisation for the Principal Contractor to coordinate this document.

Access

The frontage to Clarence Place is close to the road, constraining the site and space is limited. It is intended to demolish the two wings early in the project which could provide more space. To improve access to the site from Clarence Place the existing wall and gates are in a poor state and are planned to be demolished. To allow for the swing of vehicles and for deliveries the double yellow lines and parking bays opposite the site may need to be temporarily suspended and for the safety of the general public the adjacent path closed. All vehicle reversing and manoeuvring should be directed by a competent banksman.



Fig.3. View of the front of the property on Clarence Place looking west.



Fig.4 Rear view of property looking east along William Street.

Construction Phase and Sequencing of Works

It is vital that the Principal Contractor incorporates and adheres to all of the elements of this Code of Construction Practice (CoCP) into their Construction Phase Plan.

Enabling Works, Demolition and Temporary Works

A full dilapidation survey (with photographs) shall be carried out by the Contractor with the Highways Inspector at the beginning of the works to include:

- Neighbouring properties
- Kerbs and pathways surfaces
- Roadway surface
- Street surfaces including street lights, bollards and signposts

Copies are to be kept by the Contractor and Client and a copy sent to the Highways Inspector and Project Manager.

Prior to commencement of the demolition of the two wings, a demolition methodology and programme will be produced by the Principal Contractor detailing the expected duration of the works.

It is proposed that the existing wings will be soft stripped and then taken down piecemeal by machine and by hand; waste will be appropriately separated and removed from site. Scaffolding will only be used for as long as necessary. Temporary works will be managed by a competent Temporary Works Coordinator provided by the Principal Contractor. Dust suppression measures shall be used during the demolition.

Site Preparation

Once the existing wings have been removed, the ground will be made good and provide additional construction space and prior to completion be landscaped. The Principal Contractor will monitor ground vibration. Excavations and trenching for services shall have adequate edge protection, battering and shoring, covers and vehicle stops.

Material Delivery

Materials will be delivered via the Clarence Place entrance. These deliveries will be timed to avoid busy periods at either end of the day, after 0930 and before 1500.

Scaffolding

Demolition of the two wings will enable full sized scaffolding to be erected. Scaffolding needs to be erected on all 4 elevations of the site to the full height of the roofscape of the proposed development. It will enable works to the upper floors and roof to be carried out as an early stage. This will also allow new windows to be fitted and may require adaptations to the lifts. Scaffolding will only be in place for as long as it is required.

The Principal Contractor will secure the scaffolding to deter unauthorised access.

Operating hours

Restricted working hours will be to Gravesham Borough Council's controlled hours of 8am – 6pm (Monday – Friday) and 8am – 1pm (Saturdays). There will be no working on Sundays or Bank Holidays.

Programme and Sequencing

The overall construction period (RIBA Stage 5 work) will be approximately 80 weeks, starting with the demolition of the 2 wings, erection of the scaffolding for high level repairs and window installs, internal refurbishment and external landscaping.

4.0 Site Set-up/Security

The site will be accessed via Clarence Place and the site boundary shall be secured with hoarding and a set of lockable gates with warning signs to deter unauthorised access. The site office and welfare accommodation shall be double stacked to utilise available space. There will be a vehicle bay located inside the gates for deliveries and waste collections and adjacent area for materials storage. Waste streams will be removed regularly to prevent arson and materials, equipment and plant will be left in a safe condition to prevent injury and theft. The site will be occupied as per the working times and CCTV cameras installed to cover key parts of the site. Refer to Figure 1 below for a visual representation.



Fig.5. Outline Site Logistics Plan

Only materials for immediate use shall be stored on site, to reduce the risk on the visual impact of the environment. To deter theft, tool vaults will be utilised and located inside the building, no materials or equipment shall be left on site unless absolutely necessary.

The Principal Designer will make regular site visits to ensure compliance.

5.0 Neighbourly Relations

The site is situated in a residential area within a Conservation Area; therefore the works will be managed accordingly considering the constraints of the site without impeding neighbouring properties. The selected contractor shall sign up to the Considerate Constructors Scheme and apply the principals as set-out by the scheme to the project, these are:

1. Respect the Community

Constructors must manage their impact on their neighbours and the public to support a positive experience, by:

- Ensuring courteous and respectful language and appropriate behaviour in and around the construction activity
- Providing a safer environment, preventing unnecessary disturbance, and reducing nuisance for the community from their activities
- Proactively maintaining effective engagement with the community to deliver meaningful positive impacts.

2. Care for the environment

Constructors must minimise their impact and enhance the natural environment, by:

- Prioritising environmental issues to protect the natural environment and minimising negative impacts
- Optimising the use of resources, including minimising carbon throughout the value chain
- Engaging with the community to improve the local environment in a meaningful way.

3. Value the workforce

Constructors must create a supportive, inclusive, and healthy workplace, by:

- Actively encouraging and supporting an inclusive and diverse workplace
- Proactively supporting safe working, mental and physical wellbeing at work
- Providing workplaces that are, well maintained, clean and secure from physical and biological hazards.

As part of the scheme the contractor shall be visited periodically by a Scheme Monitor and assessed and awarded an overall score. This will highlight areas requiring improvement and any non-conformances and reward appropriately for innovation and best practice.

Starting with a letter drop, regular communication to the neighbouring residents and any community groups shall be maintained by the contractor throughout the duration of the works. The contractor will provide updates on scheduled works and any changes that may occur as a result of unforeseen circumstances. Any reasonable issues raised by local residents shall be recorded and where possible actioned, details of any unresolved actions shall also be kept.

A display board shall be mounted in a prominent position providing details on the nature of the works, a contact name and telephone number (including a number to be used outside normal working hours).

6.0 Construction Traffic Management

Routing of site traffic and access

- Site traffic will approach the site from either Windmill Street from Singlewell Road or Parrock Road via Valley Drive and Whitehall Lane and it is suggested avoiding the A227 Wrotham Road as both Portland Road and Wingfield Road are not suitable for construction vehicles.
- Collections and deliveries will be restricted to times between 0930 and 1500.
- Vehicles shall manoeuvre only under the control and escort of a banksman, with segregation of vehicle and pedestrian routes being clearly marked with directional signage on site. Any crossovers are to be clearly indicated and suitable barriers installed in order to protect site operatives and members of the public.
- Wheel washing facilities will be located inside the gates into Clarence Place fed from the existing building, run-off is to be directed via the onsite drainage system via the manhole in the delivery area.
- All vehicle loads and skip lorries will be covered to avoid materials falling off.
- Air quality on site will be continually measured.
- It is envisaged that there will be on average 3 deliveries or collections daily during the peak of the works.

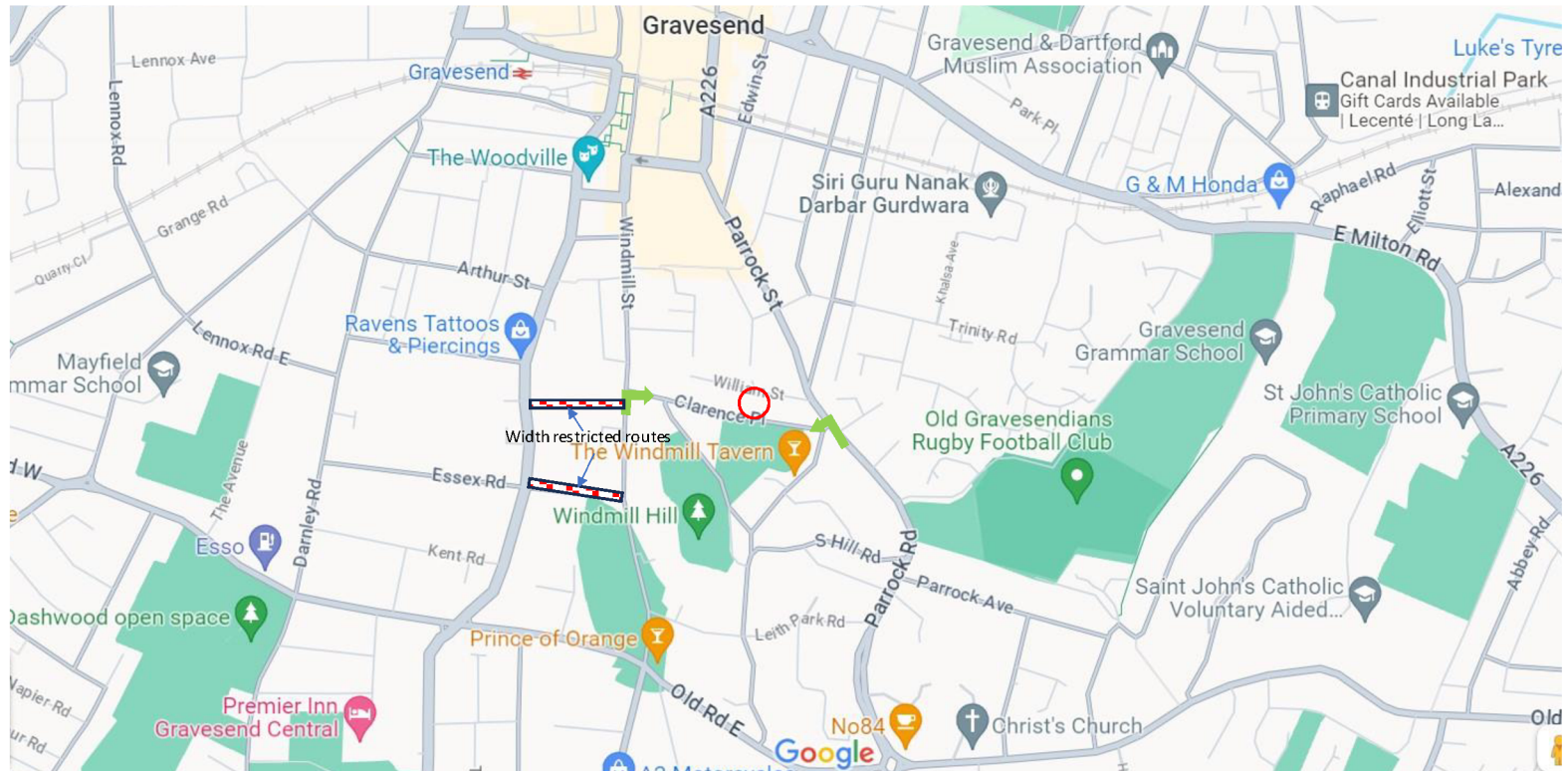


Fig.6 Site Location and Traffic Route in General

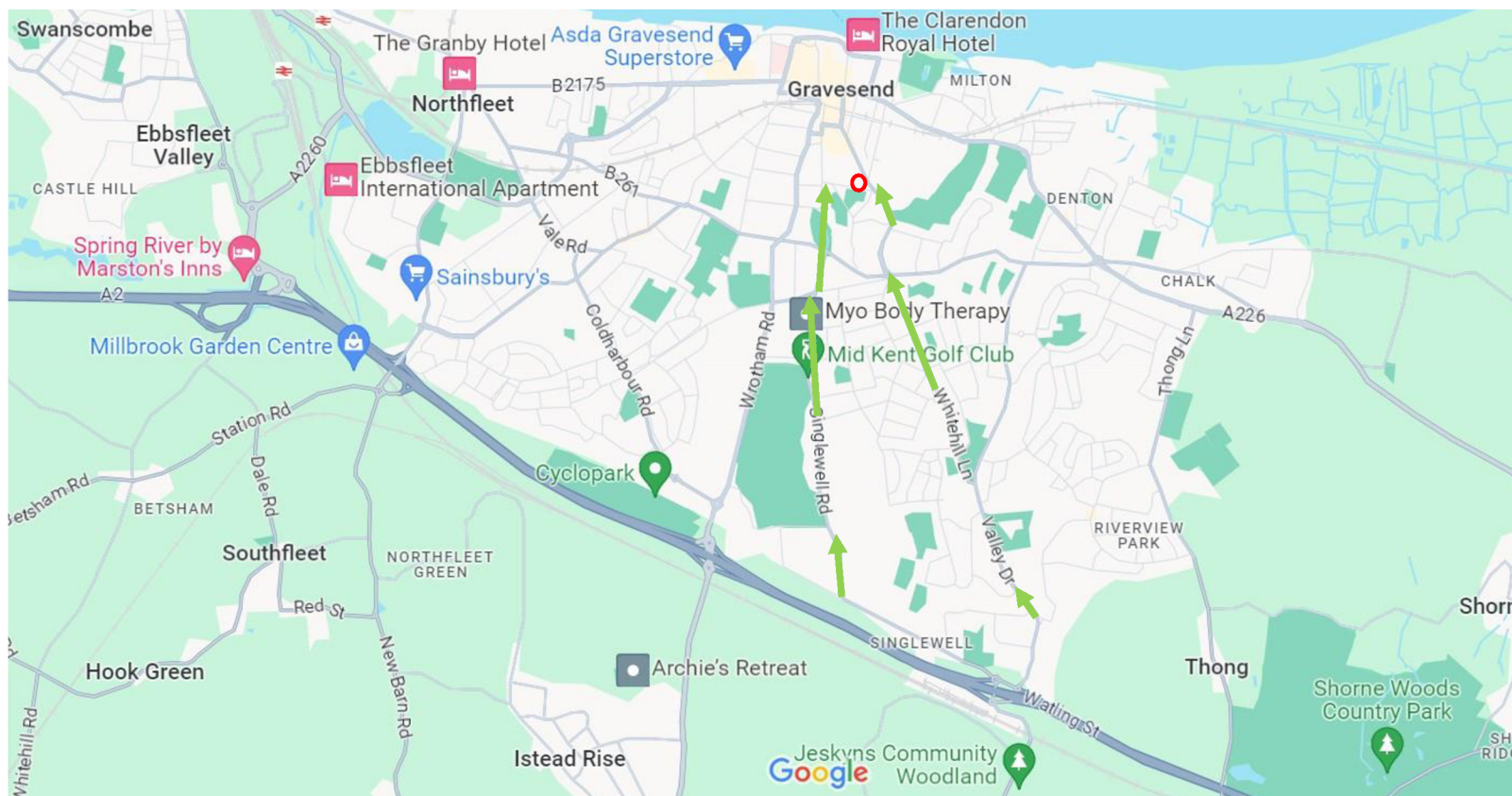


Fig.7 Construction Traffic Routing in Detail

- To protect the members of the public, all vehicles will be escorted by a competent banksman and directed into the site. They shall also be escorted from site; a banksman's station is provided just inside the gates. Wheel washing facilities will be located inside the gates at Clarence Place fed from the existing adjacent building, run-off is to be directed via the onsite drainage system via the manhole in the delivery bay.

All vehicles are to reverse into the site in order to exit in a forward direction as per the swept path diagram in Figure 4. All vehicle reversing and manoeuvring should be directed by a competent banksman.

Working Hours

Restricted working hours will be to Gravesham Borough Council's controlled hours of 8am – 6pm (Monday – Friday) and 8am – 1pm (Saturdays).

There will be no working on Sundays or Bank Holidays.

7.0 Environmental Management Plan

Waste

Waste material storage on site will be kept to a minimum; waste types will be sorted and segregated. Due to the spatial constraints of the site, waste will be disposed of regularly of by a contractor with a valid waste carrier licence.

Emissions

Where practicable, operatives shall be encouraged to arrive on-site via public transport.

All deliveries or collections will be scheduled to avoid peak hour traffic and minimise congestion.

Dust Mitigation

Principles of control hierarchy will be employed through the demolition and construction processes to mitigate the impacts of dust on the surrounding neighbouring properties and to avoid causing ill-health effects to site operatives. As per EH40/2005 workplace exposure limits (WELs) for usual building related dusts such as respirable crystalline silica is 0.1mg.m^{-3} and gypsum is 4mg.m^{-3} .

- Baseline monitoring of air quality levels using equipment (shown in Figure 8) will be undertaken before works commence and monitoring will continue through the demolition phase.
- To control levels of dust, water suppression or water sprinkler systems (illustrated in Figures 9 & 10) shall be utilised during the demolition phase.
- Clarence Place/William Street will be swept by road sweeper when required.

- Wheel washing facilities will be located inside the gates into Clarence Place fed from the existing adjacent building, run-off is to be directed via the onsite drainage system via the manhole in the delivery bay.
- Vacuum cleaners using the appropriate filter classification (H or M) shall be used for cleaning up during other phases of construction work.



Fig. 8 Air Quality (Dust) Monitoring Equipment



Fig. 9 Cannon Mister Dust Suppression System



Fig. 10 Dust Sprinkler Kit

Noise & Vibration Mitigation

Principles of control hierarchy will be employed through the demolition and construction processes to mitigate the impacts of noise and vibration on the surrounding neighbouring properties and to avoid causing ill-health effects to site operatives.

- Local electricity supply will be used to avoid the use of generators.
- All openings (i.e. doors and windows) where practicable, will be sealed and radios will not be permitted.
- Plant shall be utilised with noise and vibration mitigation measures engineered into their design.
- The building itself shall be demolished via careful soft stripping and piecemeal methods of demolition (from the top down) to further mitigate noise, dust and vibration.
- The opening and closing of the site entrance will be kept to a minimum and coordinated with deliveries and collections.

Predicted noise outputs can be assessed by appropriate software operated by the Clients contact Campbell Associates <https://www.campbell-associates.co.uk/>.

Baseline monitoring of both noise and vibration shall be undertaken before works commence using similar equipment as illustrated in Figures 11 & 12. This equipment will monitor noise and vibration through the demolition, piling and construction phases of the project, incorporating data collection, beacons and alarms in the site office. The equipment shall be used to alert the site manager who shall act as the monitoring officer as and when levels are exceeded. In the of an amber trigger the contractor shall investigate to determine the source of the significant level of noise and reduce these levels as far as reasonably practicable. All works to cease upon reaching the red trigger level.

The limitations are:

Parameter	Trigger (Amber)	Action (Red)
Noise Level	75db (A)Leq,15min(short term)	80dB(A)Leq,15min(short term)
	70dB(A)Leq,10hr (08:00 to 18:00)	75dB(A)Leq,10hr (08:00to18:00)

Table 1 – Critical Noise Level Limits



Fig.11 Noise Monitoring Equipment



Fig. 12 Vibration Monitoring Equipment

BS5228-2:2009+A1:2014 provides guidance on both noise and vibration control on construction sites, part 2 deals with vibration and the nuisance it causes to neighbouring properties. Early demolition of the 2 wings suggests monitoring equipment is located in an appropriate position to neighbouring properties. Annex B Part B.2 states that the threshold of perception being typically in the peak particle velocity range (PPV) of 0.14mm.s^{-1} to 0.3mm.s^{-1} . Above these values they can disturb occupants in premises.

Vibration Level (mm.s^{-1})	Effect
0.14	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration.
0.3	Vibration might be just perceptible in residential environments.
1.0	It is likely that vibration of this level in residential environments will cause complaint but can be tolerated if prior warning and explanation has been given to residents.
10	Vibration is likely to be intolerable for any more than a very brief exposure to this level in most building environments.

Good housekeeping

- The site will be kept in a clean and safe condition at all times.
- The adjacent areas shall be routinely checked and monitored, and all rubbish removed. Skips will be kept covered and any graffiti shall be removed from hoardings.
- Wheel washing facilities shall be located within the Clarence Place entrance.

Pollution Control

It is not envisaged that the demolition and construction processes pose potential for pollution or the need for significant use of hazardous chemicals. Any chemicals that are required for use on site will be kept to a minimal volume and accommodated in 110% bund and a spill kit supplied containing absorbent socks, pads and bags.

8.0 Fire and Emergency Procedures

The Principal Contractor shall implement fire and emergency procedures as part of their construction phase plan. These will include the following:

- Management of materials, waste and ignition sources
- Means of alert and fire-fighting equipment
- Evacuation plan
- Pollution control measures
- Maintain access for emergency services
- Trained site first aiders and first aid equipment
- Details of nearest A&E – Darent Valley Hospital 6 miles away.

9.0 Health & Safety

Prior to works commencing the Principal Contractor shall, in their construction phase plan, detail measures outlined in this document to mitigate health and safety risks to site operatives, site visitors and members of the public from demolition and construction processes. These will include:

- Risk assessments and method statements
- Traffic management plan
- Fire and emergency procedures
- Site security plan

The site will be managed by a site manager, all operatives, members of the design team and visitors to site will receive a health and safety induction, an amount of PPE shall be made available for visitors.

10.0 Construction Management Plan

The Principal Contractor shall incorporate all of the elements of this Code of Construction Practice (CoCP) into their Construction Phase Plan (CPP). The CPP shall be reviewed by the Principal Designer in order to ensure compliance with the CMP.

The content of this CoCP and the requirements of the Principal Contractor's CPP shall be communicated to all operatives, sub-contractors and visitors as part of the site induction. Copies of these documents and other health and safety information shall be prominently displayed in the site welfare area.

The Principal Designer shall visit site to ensure that the elements of the CoCP and CPP are adhered to by the Principal Contractor.