

Code of Construction Practices

St. Columba's Close



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2 Foreword

Oakwood Building Contractors has prepared this document based on the Construction (Design and Management) Regulations 2015 [CDM 2015] and guidance document L153 - Managing Health and Safety in Construction. It should be read in association with the pre-construction information produced by the Principal Designer.

This code of construction practices has been developed specifically to address the safety, health, and traffic management requirements for this contract.

This document will form the basis of the construction phase plan.

3 Introduction

Oakwood Building Contractors is committed to ensuring the health, safety and welfare of their employees, contractors, the public and any other person affected by their activities.

3.1 General Description of the Project

Demolition of Nos. 1-12 St. Patricks Gardens, Nos. 36-41 St. Patricks Gardens and Nos. 28-42 (evens only) St. Columba's Close and associated caretakers' facility. Erection of 2 No. 2 storey buildings, 1 No. 3 storey building and 1 No. part 3/part 4 storey building to provide 46 residential dwellings with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision and other associated works.

3.2 Proposed Duration of Works

103 weeks

3.3 Working hours

Days	Times of work
Monday – Friday	08:00-18:00
Saturday	08:00-13:00
Sunday	No works permitted.

3.4 Planning Reference Number (If Applicable)

N/A.

3.5 Location of the Site

Land at St. Columba's Close, Gravesend, Kent DA12 4AH



3.6 Location and height of cranes and scaffolding

One crane will be required for the front of block A. This is marked on the construction logistics plan. Other vertical transportation will be undertaken via telehandlers as buildings are 3 storey max (ground plus 2 storeys). Scaffolding will run the perimeter of each building in 2m lifts 1.8m wide. All elevations will be netted to avoid dust and material spillage.



Crane location highlighted on the image above.

Storage of plant and materials

Designated storage areas shall be established on-site to safely accommodate plant and materials, minimising the risk of damage or theft. Storage facilities shall be organised in a manner that facilitates easy access and efficient retrieval of materials as needed for construction activities. Sensible management of material will reduce waste, reduce cost and improve site safety while helping to protect the environment. Safe and efficient materials storage will depend on good co-operation and co-ordination between everyone involved including the client, contractors, suppliers, and the construction trades.

Site Security and Management:

- The site boundaries will be fully hoarded and painted with 2.4m high ply hoarding to ensure security and minimise visual impact on nearby residential areas.
- Materials are to be stored in on-site sheltered, secure locations away from main construction activities to avoid criminal damage and reduce the chance of loss and waste.
- A manned checkpoint will be implemented to manage delivery vehicle access to the site and to maintain a daily log of construction and delivery vehicles.

Material Storage and Handling:

- A material storage area will be assigned to each subcontractor for their own use, designated within the overall storage area at the time of their appointment. This ensures organised and efficient storage tailored to each subcontractor's needs.
- Just-in-time deliveries will be employed to minimise on-site storage and reduce the potential for overspill and dust emissions.

Dust Control Measures:

- **Enclosures and Coverings:** All materials susceptible to generating dust will be stored in covered containers or under tarpaulins to prevent dust emissions.
- **Regular Monitoring:** Dust levels will be regularly monitored and additional measures will be implemented if necessary.

Spill Prevention:

- **Containment Areas:** Any substances stored will have bunded perimeters to contain any potential spills and prevent materials from overspilling into adjacent areas.
- **Regular Inspections:** The site management team will conduct regular inspections to ensure that storage areas are well-maintained and free from overspill.

Security Measures:

- **Fencing and Barriers:** The storage area will be fenced off and equipped with barriers to prevent unauthorised access.
- **Monitoring:** Regular patrols will be conducted to ensure the storage area remains secure.

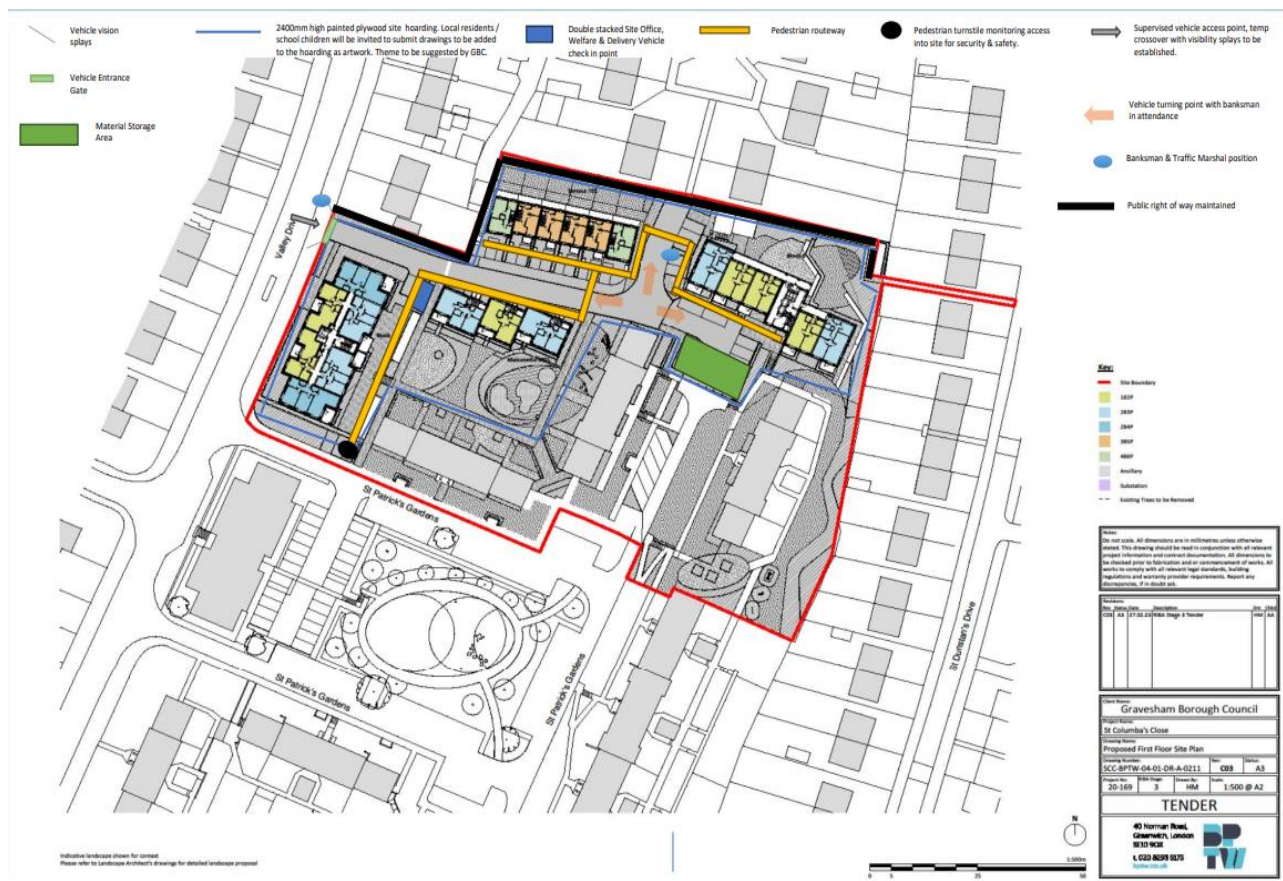
Handling and Lifting:

- **Specialised Equipment:** Specialised handling equipment and lifting mechanisms shall be utilised to transport and position heavy plant and materials safely and securely.
- **Level Ground Parking:** Heavy machinery shall be parked on level ground and secured with appropriate safety mechanisms to prevent unintended movement.

Maintenance and Readiness:

- **Regular Inspections:** Regular inspections shall be conducted to ensure machinery is properly maintained and ready for use when needed.
- **Scheduled Maintenance:** All machinery will undergo scheduled maintenance to ensure it remains in good working condition and to minimise the risk of malfunction.

By implementing these measures, we aim to ensure the safe and efficient storage of plant and materials, mitigate the risk of dust emissions, and maintain a secure and organised site.



Material storage area is highlighted in green on the CLP above.

4 Project Directory

Role	Contact Name	Contact Details
Principal Contractor	Oakwood Building Contractors.	Oaks House 12-22 West Street Epsom Surrey KT18 7RG P: 020 8652 9850
Site Contact	Mark Owen Oakwood Building Contractors	Oaks House 12-22 West Street Epsom Surrey KT18 7RG P: 07905 433 042 E: mark.owen@oakwoodbc.co.uk
Local Authority	Gravesham Borough Council	Civic Centre Windmill Street Gravesend DA12 1AU P: 01474 337000
The Health and Safety Executive	HSE	International House Dover Place Ashford Kent TN23 1HU P: 0845 345 0055 E: N/A
Environment Agency	Environment Agency	National Customer Contact Centre PO Box 544 Rotherham S60 1BY United Kingdom P: 0800 80 70 60
CDM Advisor	Charlie Newson Havio	Christopher Wren Yard Freedman House 117 High Street Croydon CR0 1QG P: 0333 577 0248 E: charlie@havio.com

5 Frequency, type, nature of vehicle delivery

5.1 Construction traffic

Construction traffic movements to and from the site will be limited to between 9am - 4pm Monday – Friday and 8am – 1pm Saturday.

All deliveries will be scheduled with the site management team to avoid overlapping. Any unscheduled deliveries will be turned away from site.

5.2 Loading / Un-loading arrangements

Larger deliveries will be managed / timetabled for a delivery slot, by prior arrangements and instructed to contact the Site Manager before arrival to avoid the peak hour periods, this will be detailed in all material and subcontract orders. It will also be made clear to contractors that all deliveries will require the aid of a Banksman.

Marshalling of pedestrians will be undertaken when large deliveries arrive and leave the site. Any dedicated pedestrian routes will be kept clear of obstruction from the construction operations. All loading and unloading of vehicles will take place off the public highway where practicable. Access to the site will be via Valley Drive.

5.3 Temporary traffic management / signage

Site signage will be installed to direct deliveries where to turn. All vehicles will be able to leave in a forward drive as they will utilise the turning point on site. A dedicated banksman will be at the site gate to marshal traffic in and out of the site.

5.4 Expected deliveries, type of vehicle and frequency

Vehicle Type	Delivery Type	Frequency
Van	Materials delivered	Approx. x5 a week
Flatbed Hiab	Material delivery	Approx. x3 a week
Waiting Loads	Waste removal	Approx. x1 a week
Concrete lorry/pump	Material delivery	Approx. x2 a week
Curtain Wall lorry	Material delivery	Approx. x1 a week

5.5 FORS (Fleet Operators Recognition scheme)

Oakwood Building Contractors. will ensure any vehicles weighing over 7.5 tonnes will have a minimum FORS standard of Silver. This requirement will be communicated throughout our delivery chain.

5.6 Non-road mobile machinery (NRMM) regulations 2015

Oakwood Building Contractors will ensure compliance with the NRMM Regulations 2015. Generators brought on to site will be compliant with Stage V. Other plant such as excavators will be compliant to a minimum standard of Stage IV.

All plant and generators which fall in to the 37KW – 560KW used on this project will be registered on NRMM. (<https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/non-road-mobile-machinery-register/login>)

5.7 Vehicle access & egress to site including cleaning arrangements

All vehicles entering the site will have their wheel cleaned prior to leave the boundary of the site. A wheel wash facility with a concrete base will be installed at the front access gate with a dedicated wheel washing operative in place.

Drainage is to be installed along with a road base at the start of construction to keep the site as clean and mud free as possible.

If required, this will be supplemented with visits from a road sweeper to ensure deposits are cleaned from within the loading area. Any small deposits will be dealt with by the contractor's site operatives.

All lorries carrying spoil or skips will be covered prior to leaving the site boundary.

Site entrances, exits and any footpaths will be cleaned at the end of every working day.

5.8 Access & Egress routes to site

Access and egress for vehicles and pedestrians will be fully documented in the traffic management plan and construction logistics plan. The following images give a brief description to show how vehicles are expected to approach and leave the site.

Vehicles will enter and exit site via Valley drive. This is accessible from the A2 Gravesend exit, which links up to M25.

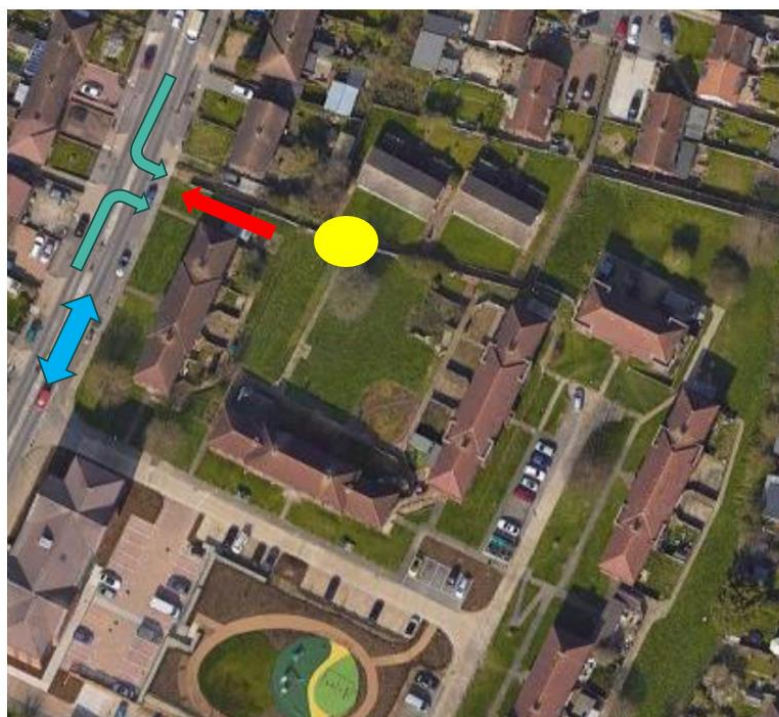


Traffic Flow

All vehicles must enter via Valley Drive. From here vehicles can access site.

Vehicles exiting the site will be via Valley Drive.

Extreme caution must be taken when vehicles are exiting the project due to the busy roads.



5.9 Photographic Survey

Oakwood Building Contractors will carry out a photographic survey of the pre-existing footway/roadway prior to construction works taking place. This is to establish if there are any defects or damage that exists prior to works commencing.

5.10 Security

The site will be secured using the existing site boundary and 2.4M high close boarded hoarding where required. The metal access gate at the entrance to the site will be utilised and will be kept shut at all times. This gate will be locked out of hours. A 24 hour contact number for queries / emergencies will be displayed on the hoarding.

5.11 Residents

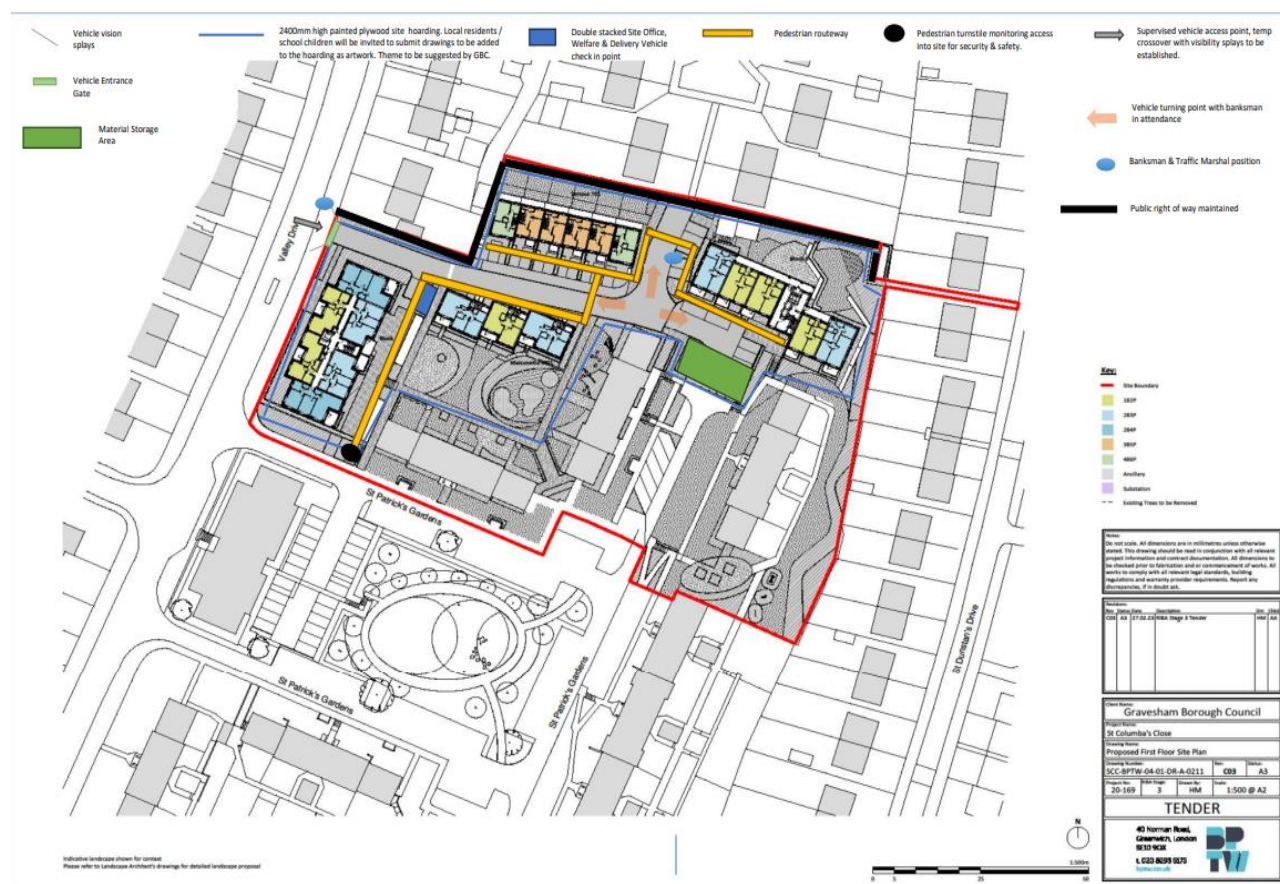
Local residents will be kept informed of site activities and how they may be affected. Oakwood Building Contractors will ensure that any site debris which collects on the roadway is regularly cleaned throughout the working day to prevent nuisance to residents.

Site management contact details will be provided to all residents within the building being worked upon so that they can be contacted if required.

5.12 Parking arrangements

Parking is not available outside of the site. Any vehicles parking in adjacent roads are to ensure they abide with the parking restrictions.

5.13 Construction Logistics Plan



6 Waste Management

Oakwood Building Contractors are committed to reducing waste because of the construction works being undertaken. Wherever possible, Oakwood Building Contractors will ensure wherever possible:

- Sufficient storage space will be afforded on site.
- Ensure minimum waste is sent to landfill.
- Avoid over ordering material. This will be ordered on a just in time basis and will endeavour to use all materials ordered.
- Use off site pre-fabrication wherever possible.
- Commitment to the waste management procedure is adhered to at all times. Welfare Arrangements

6.1 Waste Management During Construction:

Waste Disposal Management

We are committed to responsible waste management and recycling practices throughout the construction programme. The following measures will be implemented to ensure the efficient and environmentally friendly disposal of waste:

1. Waste Management Strategy:

Recycling Commitment: 99% of any waste generated on site will be recycled.

Local Skip Hire: We will utilise a local skip hire company to manage, sort, and recycle all waste generated on site.

2. Waste Management Partner:

RS Skips: We have partnered with RS Skips, a waste management company based in Gravesend. RS Skips is licensed to operate waste management services and will handle the sorting and recycling of all construction waste.

License Details: RS Skips operates under a valid waste management license at the following location:

Unit 4, Apex Business Park

Queens Farm Road

Shorne, Kent DA12 3HU

License Documentation: Details of their waste management license are attached to this document.

3. Waste Monitoring and Reporting:

Monthly Reports: RS Skips will provide monthly reports detailing the recycling rates and waste management activities. These reports will include information on the types and quantities of waste recycled and the final disposal points for any non-recyclable materials.

4. Prohibited Practices:

No On-Site Burning: The burning of waste on-site is strictly prohibited at any time.

5. Waste Disposal Process:

Collection and Sorting: All waste will be collected in designated skips provided by RS Skips and sorted on-site to maximise recycling efficiency.

Transport and Disposal: Sorted waste will be transported to RS Skips' licensed facility at Unit 4, Apex Business Park, where it will be further processed for recycling or disposed of according to environmental regulations.

6. Environmental Compliance:

Regulatory Adherence: All waste management activities will adhere to local and national environmental regulations to ensure compliance and minimise environmental impact.

By implementing these comprehensive waste disposal measures, we aim to ensure that the construction programme has minimal environmental impact and adheres to all regulatory requirements. Our commitment to recycling and responsible waste management underscores our dedication to sustainability and environmental stewardship.

7 Welfare Arrangements

7.1 Welfare Facilities

All welfare facilities will be put in place in accordance with Schedule 2 of the CSDM Regulations 2015. The welfare facilities will be adequate to accommodate the size of the workforce and will be inspected on a regular basis to maintain cleanliness. Location of the welfare facilities will be determined by constraints such as topography, site accessibility and size.

8 Emergency Arrangements

8.1 Details of Emergency Services

In the event of a major injury, fire or other dangerous occurrence, the Emergency Services shall be contacted by telephone (999 or other number dependant on location). The incident will be immediately reported to the site office, where the Site Manager shall assess further actions required. Details of local site-specific emergency contacts can be found below:

Emergency Services:

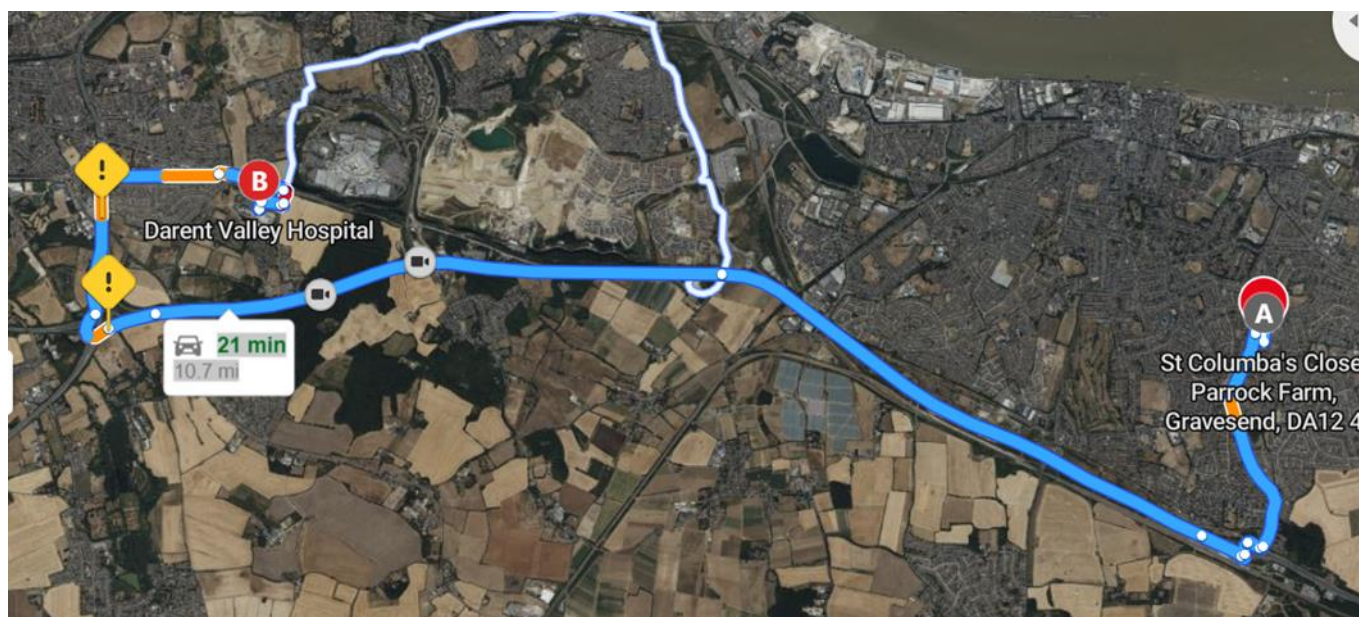
Local Addresses and contact numbers are for information; always dial 999 in an emergency.

Hospital (Accident and Emergency)

Darrant Valley Hospital.

Address: Darenth Wood Road, Dartford, Kent, DA2 8DA

Tel: 01322 428100



8.2 Smoke management controls

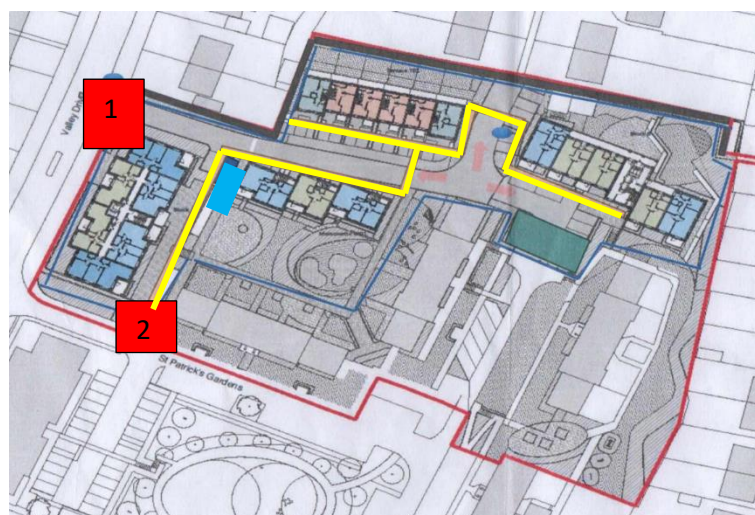
General Fire Precautions

In accordance with the Regulatory Reform (Fire Safety) Order 2005 a fire risk assessment will be carried out to identify adequate control measures to minimise the risk of fire on the project. This will be reviewed at regular intervals, not exceeding one working month.

Site Fire Plan

In the event of a fire, the Emergency Services shall be contacted by telephone (999 or other number dependant on location). The incident will be immediately reported to the site office, where the Site Manager shall assess further actions required. Details of local site-specific emergency contacts can be found below:

	Detail
Fire Safety Coordinator	Mark Owen
Access arrangements	Access arrangements will be via the access points which are set out by the principal contractor. These are seen to be in the figure below. These are highlighted with the red squares. Square number 1 will be sufficient for the accessibility of a fire engine if required. Whereas square number 2 is only accessible for pedestrians on foot.
Fire Points / Fire Fighting Equipment	Fire points will be located in sufficient locations around site. these will be stored on trolleys and/or stands.
Fire Alarm	Remote linked push button fire alarms will be installed in sufficient locations around the site.
Emergency Evacuation Routes	Pedestrian routes are seen to be highlighted with the use of yellow lines.
Temporary Accommodation	The temporary accommodation is seen to be made up of a stacked container system. This is highlighted in figure 1 with the use of a blue box. 
Assembly Point	The fire assembly point will be located in the car park of the flats on St. Patricks Gate.



9 Environmental Aspects

9.1 Dust

Dust Management Controls

Given the proximity of existing residential properties to the site, robust dust management controls will be implemented to minimise the impact on neighbouring areas. Our dust management strategy aligns with the IAQM 'Guidance on the Assessment of Dust from Demolition and Construction' (Jan 2024) and includes the following measures:

1. Site Layout and Planning:

Material Storage: Store materials likely to generate dust in enclosed or covered areas, away from site boundaries and residential properties.

2. Dust Suppression Techniques:

Water Spray Systems: Deploy water spray systems to dampen down dust during demolition and construction activities. Regular application will be ensured, especially during dry and windy conditions.

Dust Suppressants: Use environmentally friendly dust suppressants on unpaved areas and material heaps.

3. Vehicle Management:

Wheel Wash Facilities: Install wheel wash facilities at site exits to prevent dust and debris from being carried onto public roads.

Speed Limits: Enforce low-speed limits for vehicles within the site to minimise dust generation.

Cover Loads: Ensure that all vehicles transporting materials to and from the site have their loads covered to prevent dust escape.

4. Monitoring and Maintenance:

Regular Inspections: Conduct regular site inspections to ensure all dust control measures are functioning effectively and make adjustments as necessary.

5. Site Practices:

Minimising Drop Heights: Minimise drop heights when handling and transferring materials to reduce dust generation.

On-site Roads: Regularly clean and maintain on-site roads to reduce dust from vehicle movements.

Site Entrances and Exits: Maintain clean site entrances and exits to prevent dust tracking onto public roads.

6. Communication and Training:

Staff Training: Provide training to all site personnel on dust control measures and best practices.

Community Engagement: Keep local residents informed about construction activities and dust control measures through regular updates and community meetings.

7. Reporting and Compliance:

Daily Logs: Maintain a daily log of dust control measures implemented and any issues encountered, along with corrective actions taken.



Compliance with IAQM Guidance: Regularly review dust control measures against the IAQM 'Guidance on the Assessment of Dust from Demolition and Construction' (Jan 2024) to ensure compliance with best practices.

By implementing these comprehensive dust management controls, we aim to minimise the impact of construction activities on neighbouring residential properties and ensure a clean and safe environment for the community. This approach demonstrates our commitment to adhering to industry guidelines and maintaining high standards of environmental management.

9.2 Noise & Vibration

Noise and Vibration Management Controls

Given the proximity of existing residential properties to the site, detailed measures will be implemented to minimise the impact of noise and vibration arising from construction activities. Our noise and vibration management strategy includes the following measures:

1. Site Planning and Scheduling:

Working Hours: Restrict noisy activities to designated working hours (e.g., 8 AM to 6 PM, Monday to Friday) to minimise disturbance to nearby residents.

Advance Notice: Provide advance notice to residents about particularly noisy operations and the expected duration.

2. Noise Control Measures:

Acoustic Barriers: Install temporary acoustic barriers around noisy equipment and activities to shield nearby residential properties from noise.

Low-Noise Equipment: Utilise low-noise machinery and equipment where possible. Regularly maintain equipment to ensure it operates efficiently and quietly.

Engine Idling: Implement a strict no-idling policy for construction vehicles and machinery when not in use.

Noise Monitoring: Conduct regular noise monitoring at site boundaries to ensure compliance with acceptable noise levels and adjust activities if necessary.

3. Vibration Control Measures:

Vibration Monitoring: Install vibration monitoring equipment to continuously assess vibration levels during construction activities, especially during CFA piling.

CFA Piling Techniques: Use Continuous Flight Auger (CFA) piling methods, which produce less vibration than driven piles. Ensure proper execution of CFA piling to further minimise vibration.

Equipment Isolation: Employ vibration isolation techniques for equipment to reduce the transmission of vibration to the surrounding area.

4. Predicted Noise & Vibration Levels for Piling

Noise:

Pump & Agitator:

- 98.2dB Operative stood in agitator basket.
- 78.4dB 5m from pump & agitator (Not pumping)
- 81.6dB 5m from pump & agitator (Pumping)

Soilmec SR30:

- 98dB 1m from rig
- 95.4dB 5m from rig

Vibration: Vibration is predicted to be minimal as CFA rigs to be used for piling are minimal vibration.

5. Operational Practices:

Distance Buffer: Maintain a reasonable distance buffer between high-vibration activities and residential properties where feasible.

Phased Construction: Plan and execute construction in phases to limit the simultaneous operation of multiple noise and vibration sources.

Soft Start Techniques: Use soft start techniques for machinery to gradually increase noise and vibration levels, allowing for a smoother transition and reduced impact.

6. Communication and Engagement:

Resident Liaison: The site manager will be on hand to address concerns and keep residents informed about construction schedules, noise, and vibration mitigation measures.

Regular Updates: Provide regular updates to the local community through newsletters, meetings etc

7. Training and Awareness:

Staff Training: Train site personnel on best practices for noise and vibration reduction, ensuring awareness and adherence to control measures.

Equipment Use: Educate operators on the proper use and maintenance of noise and vibration control equipment.

8. Documentation and Compliance:

Daily Logs: Maintain detailed logs of noise and vibration levels, mitigation measures implemented, and any incidents or complaints, along with actions taken to address them.

Compliance Checks: Regularly review noise and vibration control measures against local regulations and best practice guidelines to ensure compliance.

By implementing these comprehensive noise and vibration management controls, we aim to minimise the impact of construction activities on neighbouring residential properties. This approach demonstrates our commitment to maintaining a high standard of environmental and community management throughout the project.

9.3 Odour Controls

We are committed to implementing comprehensive measures to mitigate fumes and odours, ensuring a safe and comfortable environment for workers and residents alike. Firstly, we will conduct a thorough assessment of the construction site to identify potential sources of fumes and odours, such as machinery, materials, and processes. Based on this assessment, we will develop a tailored plan to address each identified source effectively.

To reduce fumes and odours, we will implement the following control measures:

Selection of Low-Emission Equipment: We will prioritise the use of construction equipment and machinery with low emission levels. This includes diesel engines equipped with particulate filters and exhaust after-treatment systems to minimise emissions of harmful pollutants.

Use of Low-VOC Products: Volatile organic compounds (VOCs) found in paints, adhesives, and sealants can emit fumes that contribute to indoor air pollution. To mitigate this, we will specify and use low-VOC or zero-VOC products whenever possible. This includes low-odour paints and adhesives with eco-friendly formulations.

Proper Ventilation: Adequate ventilation is essential for dissipating fumes and odours from the construction site. We will ensure that enclosed spaces, such as work areas and temporary structures, are properly ventilated using mechanical ventilation systems or natural ventilation methods.

Enclosure and Containment: For activities that generate high levels of fumes or odours, such as painting or solvent use, we will implement enclosure and containment measures. This may include the use of temporary enclosures or barriers to contain emissions and prevent them from spreading to surrounding areas.

Scheduled Work Practices: We will schedule high-emission activities, such as painting or application of sealants, during periods when occupancy is low or when weather conditions are favourable for dispersion.



By strategically planning these activities, we can minimise exposure to fumes and odours for workers and nearby residents.

Regular Monitoring and Maintenance: Throughout the construction process, we will conduct regular monitoring of air quality to assess the effectiveness of our control measures. Additionally, we will implement a proactive maintenance program to ensure that equipment and systems are functioning optimally, reducing the risk of unexpected emissions.

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