

Code of Construction Practices

St. Columba's Close



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1 Record of Site Documentation Amendments/Revisions

[illegible]



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
Sundays / Bank Holidays	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.

The type of crane to be selected will prevent and/or be sufficiently restricted to avoid any oversailing. No licences are also anticipated with Highways Dept. for oversailing.



Crane location highlighted on the image above.

Storage of plant and materials

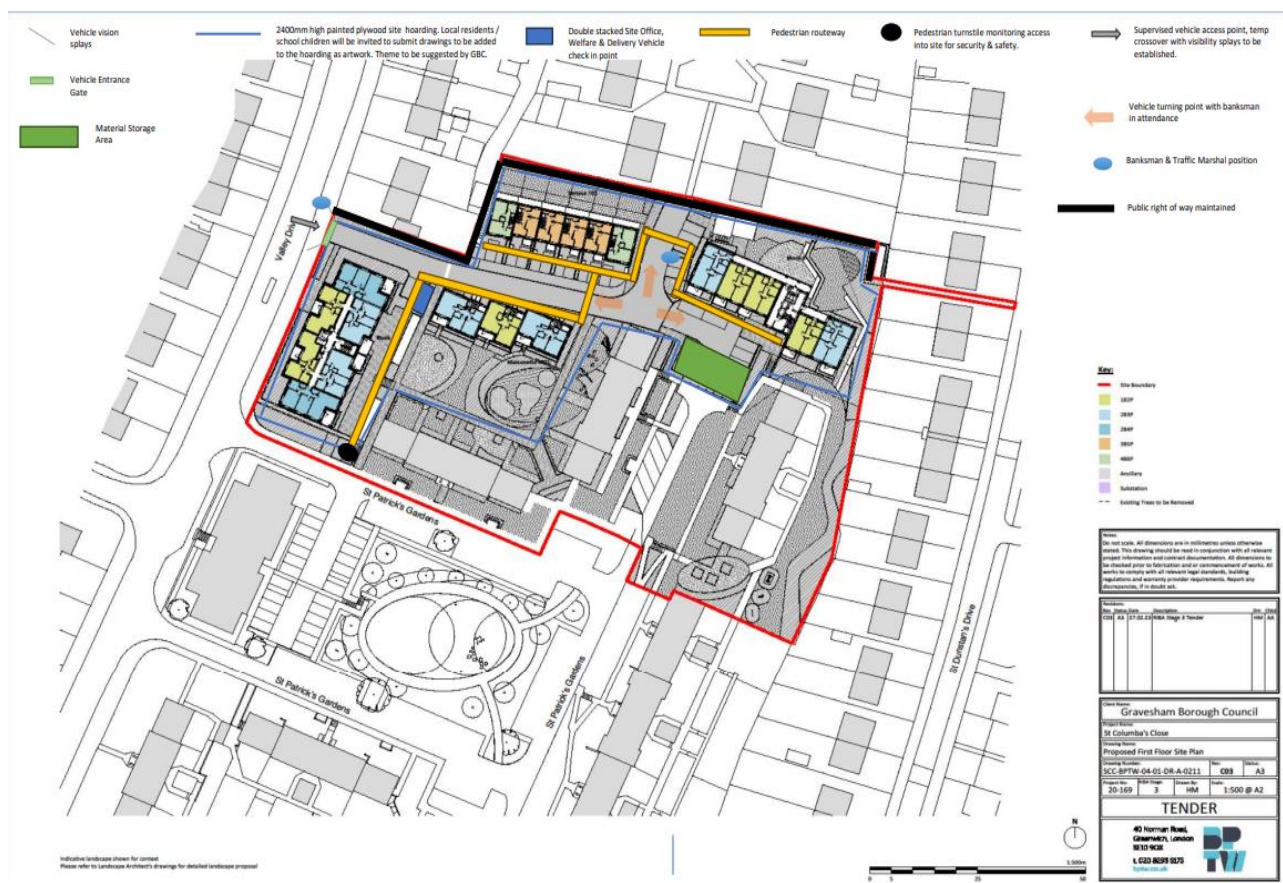
Designated storage areas shall be established on-site to safely accommodate plant and materials, minimising the risk of damage or theft.

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, client, contractors, suppliers and the construction trades. The arrangement for materials storage will be discussed and agreed with OBC's site management team and sub-contractors prior to work commencing.

Specialised handling equipment and lifting mechanisms shall be utilised to transport and position heavy plant and materials safely and securely.

Plant and machinery shall be stored in designated areas on-site, ensuring they are securely positioned to prevent unauthorised access and minimise the risk of damage. Heavy machinery shall be parked on level ground and secured with appropriate safety mechanisms to prevent unintended movement. Regular inspections shall be conducted to ensure machinery is properly maintained and ready for use when needed.

Where unavoidable materials that are hazardous will be placed in a bund area and their use will comply with the Control of Substances Hazardous to Health Regulations 2002.



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.

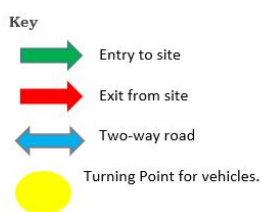
All lorries carrying spoil or skips will be covered prior to leaving the site boundary.

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.

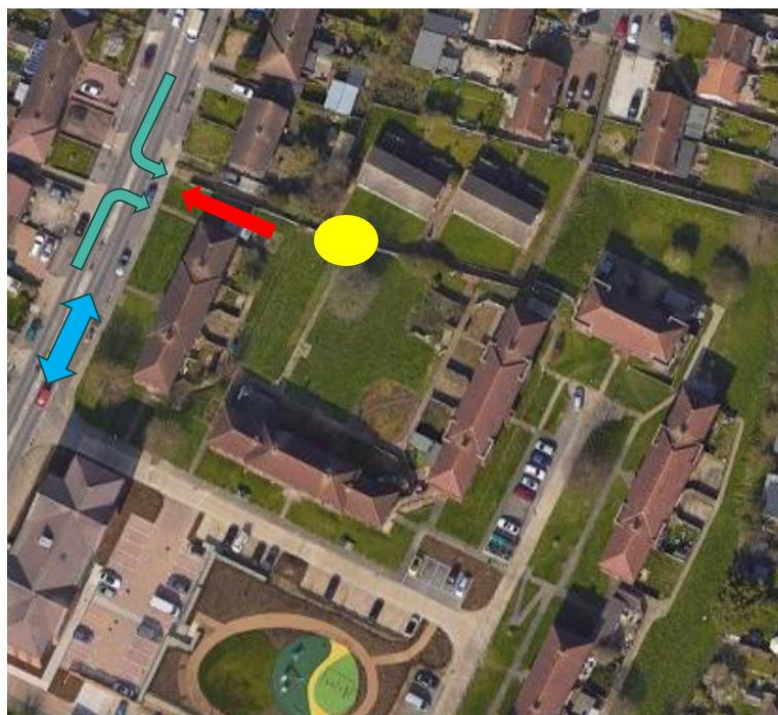


Traffic Flow

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.



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:

On-site waste storage areas shall be designated and maintained in compliance with environmental regulations to prevent contamination and minimise adverse impacts on the surrounding environment.

Hazardous materials shall be handled and disposed of safely in accordance with applicable laws and regulations, with proper documentation maintained to track disposal activities.

Where possible earthworks arising on the project will be reused on the site – where this is not possible the waste will be removed by a licensed Contractor who will provide a report to Oakwood Building on how the waste has been dealt with at their processing plant.

Waste shall be stored appropriately on site depending on type and classification.

Waste storage shall be kept to a minimum and in suitable containers or locations for disposal. Whenever possible segregation shall be implemented to allow for recycling.

Where hazardous waste is identified, it shall only be segregated, stored and removed following approved methods from the Environment Agency.

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:

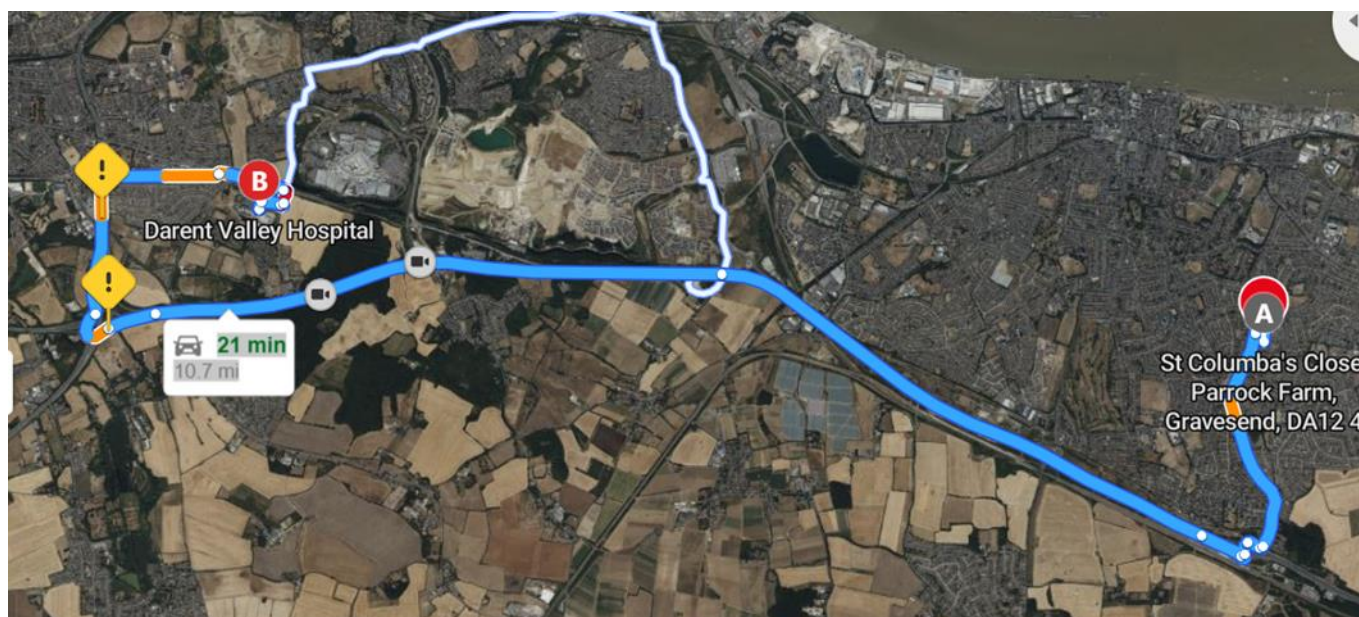
Local Addresses and contact numbers are for information; always dial 999 in an emergency.

Hospital (Accident and Emergency)

Darrant Valley Hospital.

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

Tel: 01322 428100



8.2 Smoke management controls

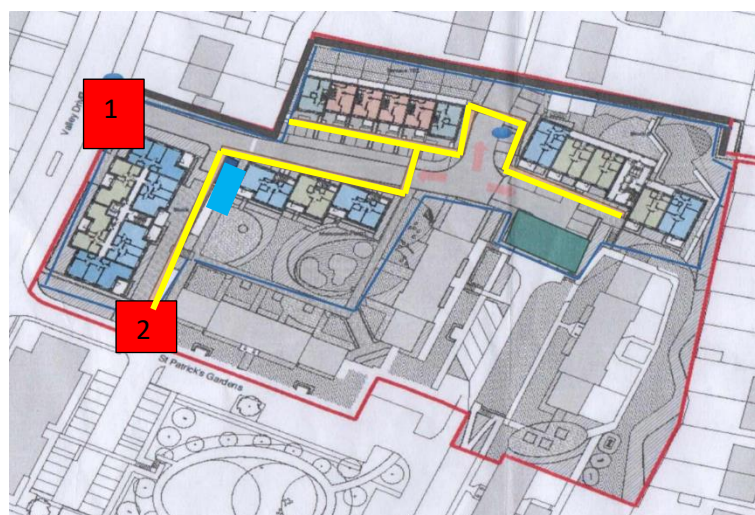
General Fire Precautions

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 is a major concern to those in the immediate environment of any construction site, particularly during dry summer periods. Oakwood Building Contractors will ensure all site arisings inadvertently dropped on the public highway are cleared as soon as possible.

Spoil and waste are covered any passage via conveyor of excavated materials is dampened down as it heads to the container or vehicle before dispatch. If necessary, vehicles carrying waste / spoil will be dampened down and covered during dry and windy conditions.

Hoardings installed along the perimeter of the site will help to contain any dust on site/ where required, scaffold can be sheeted in a fire rated Monarflex to reduce dust levels further and also provide fire and noise protection.

Water dampening down will be used throughout the construction phase.

9.2 Noise

Noise is also a major concern to those in the immediate environment of any construction site. Local authority noise restrictions will be adhered to at all times. Noise will be continuously monitored by the site management teams.

Noisy works will only be carried out during the hours of 0800 – 1800 unless otherwise stated.

Deliveries will be scheduled to ensure that only one large vehicle is permitted to site at any one time.

Oakwood Building Contractors and its contractors will use equipment which produces the lowest amount of noise possible. This includes using silences plant and equipment such as compressors, generators, and power tools.

Where required, noise barriers will be erected to reduce the noise level at the perimeter of the site and beyond.

All personnel on site will be afforded hearing protection where required and based on a task specific risk assessment. Stocks of hearing protection are on site for use by visitors.

When noisy works are foreseen, neighbouring properties will be notified by newsletter in advance.

The site induction will cover all noisy works and the restrictions on the site. All visiting drivers will be informed to turn their engines off as to prevent idling.

Oakwood Building will work with Contractors to attempt to reduce noise levels to as low as reasonably practicable. This could include procuring tools which create less noise, altering processes, installing acoustic screens etc.

All Contractors are required to risk assess their activities and reduce noise exposure to operatives to as low as reasonably practicable. Hearing protection is to be used as a last resort.

Any areas where noise exposure is above the maximum exposure limit of 87dBA will be segregated into a noise exclusion zone, this will require noise monitoring to adequately detail.

9.3 Vibration

There will be some piling undertaken at the front of the project, however, this will be CFA piling methodology and therefore minimal vibration. This will be monitored continuously throughout the piling stages. No other significant vibration activities have been identified in the current plan of works.

Oakwood Building will work with Contractors to ensure that that hand arm vibration levels are limited to the daily action value of 2.5 M/S and never above the daily exposure limit value of 5.0 M/S.

Contractors are required to risk assess their activities which includes where hand arm vibration is a hazard.

Where necessary Oakwood Building will complete vibration monitoring to ensure levels are maintained to reasonable levels.

9.4 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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