



Code of Construction Practice (with Site Waste Management Plan)

142 – 150 Arlington Road, Camden

To support a Full Planning Application and Conservation Area Consent for Demolition

Prepared On behalf of A2Dominion

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1. INTRODUCTION

1.1 The Purpose of the Report

1.1.1 This document has been prepared by Silver, acting as the applicants external Employers Agent, for the proposed redevelopment of 142 – 150 Arlington Road Camden.

1.1.2 It is intended that this Code of Construction Practice (CoCP) is to form the basis for the CoCP which is to be developed in more detail by the applicant's appointed Contractor for the Works and approval obtained by the Local Planning Authority (LPA). The purpose of the CoCP is to manage the demolition and construction process to ensure the amenities of inter-alia local residents.

1.1.3 The CoCP also aims to assure residents and other parties that the mitigation of impacts to the environment is being taken into account according to best practice. Overall, it aims to minimise nuisance and disturbance to the public and safeguard the environment.

1.2 General Requirements of the Contractor

1.2.1 The Contractor shall aim to be a good neighbour and minimise the impact on the local community of the construction activities associated with the redevelopment. The Contractor is to consider environmental and health & safety aspects affecting the interests of local residents, businesses and the general public in the vicinity of the construction works.

1.2.2 The Contractor shall be responsible for preparing a Construction Environment Management Plan (CEMP) demonstrating how the requirements of the CoCP will be met. The plan will clearly identify environmental management responsibilities and activities, monitoring and auditing processes, complaints response procedures, and community and stakeholder liaison processes. The CEMP shall make reference to, and provide compliance with all legislation relevant to the construction phase. This shall be updated as new legislation is introduced. The CEMP shall be developed in liaison with the Environmental Health Department of the London Borough of Camden.

1.2.3 The Contractor shall have in place a documented management manual detailing the arrangements for the implementation of the environmental management system throughout the company. The key aims of the policy shall address:

- Compliance with environmental legislation and relevant codes of practice.
- Assessment of the environmental impact of the company's operations.
- Pollution prevention, including reuse and recycling of construction material
- Reducing the use of natural resources and energy
- Setting objectives, targets and key performance indicators.
- Commitment to continuous improvement.

- 1.2.4 The CoCP shall be communicated to the Contractor's employees and subcontractors during environmental training and site inductions. The Contractor shall comply with the approved CoCP at all times unless the written consent of the Local Planning Authority permits otherwise. The Contractor's CoCP shall include a site layout plan and identify the location of the site offices and compound.
- 1.2.5 Key staff with environmental management responsibilities will be named within the CoCP to identify the relevant staff and contact details. A competent nominated person will have overall responsibility for ensuring compliance with the legal and contractual environmental requirements and provision of adequate resources to achieve this.
- 1.2.6 All contractors and subcontractors will be required to sign up to a commitment to follow and implement the CoCP.
- 1.2.7 The Contractor will be required to register the scheme under the Considerate Constructor's Scheme and thereafter to comply with the requirements and recommendations contained therein.

2 NOISE AND VIBRATION

2.1 Proposed Steps to Minimise Noise

2.1.1 The Contractor is to employ best practical means to minimise noise and vibration produced by its operations and is to comply with the recommendations set out in BS5228 Noise Control on Constructions and Open Sites.

2.1.2 Proposed steps to minimise noise and vibration include, but are not limited to, the following, which are to be incorporated into site works method statements:

- Briefing all site personnel on conditions of any Control of Pollution Act 1974, Section 61 consent and measures to minimise noise.
- Hoardings shall be used adjacent to properties which are close to the site to reduce noise of activity, including both mobile and static plant close to the boundary. Material storage bunds would also be used for this purpose, where appropriate.
- Very noisy processes would be limited where possible to times of day when impacts would be less critical, such as during peak road traffic flow periods.
- Switching off plant and equipment when not in use.
- Both static and non static plant machinery is to be well maintained where possible fitted with noise silencing equipment and/or quiet operating plant, such as silenced generators, should be used.
- Letter drops informing local residents of forthcoming works in the area.
- Hoods, shield and doors on equipment such as compressors and generators are to be kept closed at all time when in use. Plant and equipment is to be switched off when not in use.
- Plant and equipment is to be well maintained; e.g. adequate lubrication to reduce squeaks and tightening of nuts and bolts to prevent rattling.

2.1.3 The Contractor shall apply to the relevant Local Authority for consent under Section 61 of Control of Pollution Act 1974. The Contractor shall comply with any conditions attached to the Section 61 Consent.

2.2 Proposed Measures to Minimise Vibration

2.2.1 The main activities which have the potential to give rise to vibration relate to the demolition of the existing premises complete, the excavation to enlarge the existing basement and the construction of new foundations.

2.2.2 To minimise vibration the following measures are proposed where practicable; positioning of plant away from sensitive areas; carrying out work likely to generate vibration during normal working hours; liaison with the local authorities and local residents, giving prior warning of any activities to result in vibration; excavate to avoid obstructions such as buried foundations or buried services.

3. WORKING HOURS

3.1. General

3.1.1 The working hours given in this section have been based on the relevant information provided by the London Borough of Camden. Working hours shall be formally controlled under the terms of the Section 61 Consent.

3.,2 Normal Working Hours

3.2.1 Subject to the controls under the relevant Section 61 Consent, working hours are proposed to be:

- Monday to Friday 0800-1700
- Saturday 08.00-1300

3.2.2 No works and ancillary operations will be permitted outside these hours unless fully justified to the London Borough of Camden on the grounds of engineering necessity or for reasons of health and safety. Any such works shall be kept to an absolute minimum.

4. AIR POLLUTION (DUST AND ODOUR)

4.1 Controls

- 4.1.1 The Contractor is to take all reasonable measures to avoid creating a dust and odour nuisance. Visual dust monitoring shall be carried out as required.
- 4.1.2 The Contractor is to ensure that the area around the site is regularly and adequately swept to prevent any accumulation of dust from the site. The watering of the area is to be undertaken where necessary to minimise dust transfer into neighbouring premises.
- 4.1.3 Covered skips shall be used to minimise the release of unwanted odour from waste material. Skips and removal vehicles shall be covered when leaving the site to prevent dust being deposited in the neighbourhood.
- 4.1.4 Burning of any waste or other materials on site is not permitted for any reasons. Stockpiles of fill materials are to be managed depending on weather conditions to minimise the emission of dust.
- 4.1.5 The Contractor is to take all necessary precautions to prevent the occurrence of smoke emissions or fumes from site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas or areas of public open space. In particular, plant shall be well maintained, regularly inspected and measures shall be taken to ensure that it is not left running for long periods of time when not directly in use.

5. WATER POLLUTION

5.1 General

- 5.1.1 The Contractor is to liaise with the Environment Agency to ensure that all consents required are obtained.
- 5.1.2 The Contractor shall have procedures for the management and mitigation of water pollution. These procedures are to cover issues such as working in watercourses, fuel and oil storage, concreting works and the monitoring of water quality.
- 5.1.3 The Contractor shall provide written instructions available at appropriate locations, detailing the actions required and who to contact in the event of a spill. The site staff are to be familiar with emergency plans and where to find and how to use emergency clean-up equipment. All staff is to be aware of the relevant good practice guidance and of the causes and effects of pollution.
- 5.1.4 The Contractor is to take measures to ensure that any liquid of a potential hazardous nature on site is controlled in accordance with COSHH Regulation and is properly banded to avoid contaminants from reaching watercourses or groundwater.
- 5.1.5 Any fuel and chemical storage is to be in accordance with the requirements of the Oil Storage Regulations 2001 and is to be either in double skinned storage tanks or sited on an impervious base within a bund and secured. The base and bund walls are to be impermeable to the material stored and of sufficient capacity to contain 110% of the volume of the largest tank. The capacity and content of any tank is to be clearly marked on the tank and notices displayed requiring that valves and trigger guns to lock when not in use.
- 5.1.6 The placing of concrete is to be controlled. Hoses are to be regularly inspected for wear and damage to prevent spillage during pour. Formwork is to also be checked for gaps.

6. ECOLOGY

6.1 General

6.1.1 The Contractor's management of the ecology throughout the works is important and the following measures are to be implemented as required in liaison with Natural England and other interested Stakeholders.

6.1.2 All site personnel are to receive environmental awareness training with regard to site issues and best practice including the ecological significance of the site and any constraints.

6.1.3 During site inductions, the Contractor's Site Environmental handbook is to be issued to personnel. This booklet should describe the Contractor's Environment Policy and the responsibilities of all individuals as well as providing guidance on environmental matters to promote best practice.

Special working methods shall be discussed thoroughly with site staff to ensure they follow the appropriate guidelines.

6.1.4 All staff are to be made aware that most activities during construction can have a direct temporary or permanent impact upon the surrounding ecology through such effects as; changes to water quality, dust, high noise and vibration levels disturbing adjacent ecology, changes in lighting.

7. MATERIAL USAGE

7.1 General

7.1.1 The Contractor should seek to deliver this construction project in a manner that is most beneficial to the environment in addition to contributing to the principle of sustainable construction. The responsible sourcing and procurement of construction materials is vital in achieving this aim.

7.1.2 Opportunities to incorporate environmentally considerate products and materials are to be considered, including the use of:

- Bio-gradable oils in the Contractor's tracked plant, when used over/adjacent to a watercourse;
- Energy efficient plant and equipment;
- Ozone considerate products;
- Recycled aggregates.

7.1.3 In addition, the following measures are to be reviewed and employed on the project as appropriate:

- Designated storage areas for materials to prevent damage;
- Refuse of materials, timber, excavation spoil etc;
- Segregation of materials for reuse and recycling;
- Recycling schemes for office waste (paper, toner cartridges, florescent tubes, etc)
- Recycling of construction and demolition water;
- Turn off/switch off campaigns;
- Grey water recycling particularly on site in use for dust suppression and wheel washes;
- Monitoring and target setting for energy consumption

8. WASTE MANAGEMENT AND DISPOSAL

8.1 General

- 8.1.1 The Contractor is to adopt the concepts set out in the Government's National Waste Strategy on this scheme to consider options to reduce, reuse, recycle and recover before disposing of site waste. A Site Waste Management Plan, based on this CoCP is produced at the beginning of the contract to identify waste types likely to be generated and their disposal routes. Appropriate facilities are to be provided for segregation of site wastes and records maintained of all wastes removed from site.
- 8.1.2 All controlled waste generated on site is to be stored, transported and disposed of in accordance with the Contractor's waste management procedure and ensuring that the requirements of the Environmental Protection Act 1990 are met.
- 8.1.3 Stored waste is to be segregated in accordance with arrangements identified in a site waste management plan. Waste is to be stored safely and securely to prevent damage to health or escape into environment. Consideration is to be given to preventing the theft of waste, acts of vandalism and scavenging by animals.
- 8.1.4 Separate containers for different waste streams are to be labelled to avoid confusion. All waste is to be removed using a registered carrier of waste and disposed of to sites authorised to receive that particular waste. The Contractor is responsible to check that operators of sites that receive waste, e.g. landfill sites, transfer stations and recycling centres, hold a valid licence or has a suitable exemption. Any hazardous wastes generated by processes on site, e.g. waste oils from vehicle servicing, are to be disposed of in accordance with project procedures and the Hazardous Waste Regulations 2005.
- 8.1.5 Copies of waste carriers' certificates, evidence of licensed or exempt sites and completed waste transfer notes are to be maintained in the site waste management files in accordance with the site document control procedures.
- 8.1.6 Records of waste transfers are to be maintained up to date and easy retrievable in order that waste officers from the Environment Agency can inspect them at any time. As a minimum, controlled waste transfer notes are to be retained for two years and hazardous waste consignment notes for three years.

9. TRAFFIC MANAGEMENT

9.1 General

9.1.1 The Contractor shall work in a way to minimise, so far as reasonably practicable, disruption of existing road traffic.

9.1.2 A site specific traffic management plan is to be prepared, in which consideration is given to the types of impact that can arise as a result of traffic issues, such as:

- The conditions attached to the planning permission;
- Changes in traffic conditions in terms of delay and congestion;
- Pedestrian and cyclist safety;
- Heavy goods vehicle annoyance;
- Changes in traffic related noise levels and air quality;

9.1.3 A number of general traffic mitigation measures are to be implemented as a matter of ‘best practice’ including;

- Erection of signs at site entrances warning pedestrian and cyclists of the presence of any construction traffic;
- Ensuring that abnormal loads follow prescribed routes and that movements are scheduled and published well in advance to minimise possible disruption.

9.1.4 The other key issues are to be included within the traffic management plan are:

- Traffic arrangements, including access to the works, routes to be used by construction traffic and parking facilities;
- Movement of plant on the public highway, including vehicle speed limits;
- Temporary traffic management measures and signing;
- Sheeting of lorries to prevent spoil falling off during its journey,
- Washing off Lorries in designated areas, this to include wheel and chassis washes at site exit.
- Regularly sweeping off mud/dust from the existing adjacent highways caused by the construction works.

10. LANDSCAPE AND AMENITY

10.1 General

10.1.1 Landscape and amenity is to be managed throughout the works through the following ways:

- Work areas in public view are to be reinstated as soon as practicable to help reduce visual impact;
- Light pollution is to be minimised;
- All work areas shall be kept tidy;
- Obstruction or closure to public rights of way is to be kept to a minimum.

10.1.2 Management of the visual impact of the works is limited on site, e.g. vehicles need to be brightly coloured and have flashing beacons for health and safety reasons. However, the Contractor is to ensure that wherever practicable visual impact is minimised wherever possible and kept clean and tidy.

10.1.3 In addition, working areas are to be reinstated as soon as practicable to help reduce the visual impact. For hoardings, particular attention is to be paid to the use of the most suitable materials, colours and sizes.

10.1.4 Site lighting is to be positioned and directed so as not to intrude unnecessarily on adjacent land users. Site lighting is to be at the minimum luminosity necessary for adequate security and safety of construction operations.

11. STAKEHOLDER RELATIONS AND COMMUNICATIONS

11.1.1 Stakeholders

The major stakeholders identified are the London Borough of Camden and local businesses and residents that may be affected by the works in the vicinity of 142 – 150 Arlington Road. It is intended that regular contact is maintained with these stakeholders on the progress of the works.

11.2 Procedure for dealing with the public

11.2.1 Communication with the public is to be dealt in the following ways;

- Contact with local residents/businesses – meetings, letter drops and clear signage;
- School talks;
- Considerate Constructor Scheme registration.

11.2.2 Contact details of senior members of the Contractor's staff are to be made available to the members of the public for communicating any complaints. A logbook is to be kept in the Contractor's site office, in which all complaints and comments are to be registered. London Borough of Camden's Environmental Health Officers (EHO) is to be kept informed of any complaints.

11.2.3 The Contractor shall maintain regular liaison with the EHO's. A schedule of meetings is to be mutually agreed.