

LAMBETH BOROUGH COUNCIL

CODE OF PRACTICE FOR CONSTRUCTION SITES

Introduction

The Council has prepared the code of practice for construction sites to enable developers and contractors working within the Borough to understand what standards should normally be adopted when undertaking the following types of building works:

1. Demolition
2. Site clearance and preparation
3. Construction
4. Maintenance and repair

It is the responsibility of the main contractor to ensure that all sub-contractors and site personnel are aware of and comply with the requirements of the code.

Legal Framework

Whilst compliance with the code of practice is voluntary it should avoid the need for enforcement action using statutory notices. However, where the code of practice has been incorporated into a planning consent as part of a legal agreement, failure to comply with its requirements could result in enforcement action under the planning acts.

Community Relations

Previous experience of major construction works within the Borough has clearly demonstrated the benefit of warning residents and commercial operators in advance of the disruption that may arise. The Council is therefore anxious to ensure that contractors who are intending to undertake construction works:

1. Establish a local point of contact for any enquiries and/or complaints relating to the construction works
2. Nominate a member of staff who will liaise (as necessary) with the Council, residents and commercial operators
3. Circulate a regular newsletter (e.g. quarterly) explaining the forthcoming programme of works, progress so far and key events scheduled in the next phase of works

In addition the main contractor should display at a prominent position on the site boundary details of his name, address and telephone number, together with an indication of the likely duration of works.

Hours of Working

The Council considers that the following working hours should apply when there are sensitive receptors (e.g. school, hospital, residential property) adjacent to the site.

0800-1800 hrs Monday-Friday
0800-1300 hrs Saturday

Unless agreed in advance with the Council no working should be undertaken on Sunday or Public/Bank Holiday.

Construction works outside these hours may be undertaken in the event of an emergency or to facilitate a safe working environment (e.g. during the possession of a railway or temporary closure of a highway).

The Council also acknowledges that some activities may be undertaken on site without causing disturbance to neighbours (e.g. electrical rewiring) and therefore may be scheduled outside the normal working hours. Prior warning of such works should be given to the Council's Environmental Protection Team.

Temporary Hoardings

Construction sites should be fully enclosed to protect the general public and deter unauthorised entry. As a general guide site hoarding should be plywood faced on a timber frame with a minimum mass per unit surface area of 7kg/m^2 . The minimum height above pavement level should be 2.4 metres.

Temporary hoarding should not be used for advertising. However, it may be used to display details of the site including project name and duration, name, address and telephone number of the main contractor and/or site agent. On key sites the opportunity for public art and community involvement should be explored with the Council. The provision of viewing points for the public through the hoardings should be considered.

Note that permission to erect a temporary hoarding on the public highway will require a licence in accordance with Section 172 of the Highways Act 1980.

Access Gates, Scaffolding and Gantries

Access to and from the site should be organised to allow vehicles to enter and leave the site in a forward gear. When necessary a gate marshal should be employed to ensure the safety of pedestrians using adjacent public footpaths.

Scaffolding and gantries that encroach onto or overhang the public highway will require the Council's approval.

Artificial Lighting

The main contractor should ensure that any artificial lighting of the site and its perimeter is sufficient to ensure the safety of pedestrians. In addition artificial lighting should be located and orientated so that it does not cause intrusion to adjacent residential property or distract passing motorists.

Highway Management

Where reasonably practicable all loading and unloading of contractors' vehicles should be within the site boundary. Deliveries and collections should be scheduled to coincide with the normal working hours. When it is necessary for a delivery and/or collection to be organised in consultation with the Police normal working hours may be relaxed and the Council's Environmental Protection Team should be advised in advance.

Contractors should avoid parking vehicles on the public highway and vehicle movements should be staggered to avoid queuing outside the site access point. Any damage to the pavement, kerbs or carriageways that is directly attributable to the site works should be repaired to the satisfaction of the Council as soon as practicable.

When it is not reasonably practicable to load and unload contractors' vehicles on site it may be necessary to discuss alternative arrangements with the Council's Highway Management Unit.

Mud on the Roads

Hard-standings or equivalent compacted areas should be provided on site for vehicle parking and adjacent to access points. A wheel washing facility should be provided to minimise the deposit of mud onto public highways. These facilities will generally be subject to the approval of the Local Planning Authority. When necessary a mechanical road sweeper should be provided and used to remove any excess deposits.

Sand Blasting

Special precautions are necessary when undertaking sand blasting and work areas should be totally enclosed to minimise dust emissions. If there are sensitive receptors (e.g. school, hospital or residential property) in close proximity to this activity the Council's Environmental Protection Team should be advised in advance.

Environmental Controls to Protect the Environment

Dust

Although a high standard of general site housekeeping will minimise dust emissions the following steps should assist:

1. Bulk storage of potentially dusty materials should be located away from the site boundary.
2. Mixing large quantities of concrete and/or Bentonite slurries on site should be undertaken using enclosed plant.
3. Cutting and grinding operations should be undertaken using appropriate dust suppression techniques.
4. Potentially dusty spoil and other waste materials should be damped down regularly when handled and transported in sheeted vehicles.
5. Rubble-chutes should be used with care and "drop heights" kept to a minimum.
6. The crushing and screening of demolition material for re-use should be undertaken by mobile plant that is capable of complying with PG 3/16 (04) and permitted in accordance with The Pollution Prevention and Control (England and Wales) Regulations 2000. Prior notification to the Council of the use of such plant should ensure that this activity is conducted using the best available techniques.

Further advice may be obtained from the Building Research Establishment document entitled "Control of Dust from Construction and Demolition Activities" (available from BRE Bookshop, 151 Rosebery Avenue, London EC1R 4GB).

Air Pollution

Smoke, fumes and particulate emissions can be minimised by ensuring that:

1. No on-site bonfires are used for the disposal of any waste.
2. All plant is properly maintained and throttled down or switched off when not in use.
3. Fuel storage tanks are located away from the site boundary and vented at a point remote from sensitive receptors (e.g. school, hospital or residential property).
4. When tar boilers are in use the lid should be kept closed as far as reasonably practicable.

Land Contamination

In some cases the remediation of known or suspected land contamination may require the excavation and disposal of soils and other waste materials. Such materials should be adequately segregated and removed to a suitably licensed facility in accordance with the "Duty of Care" provisions of Section 34 of the Environmental Protection Act 1990. If there is likely to be an offensive odour or vapour associated with the excavation and disposal operation the Council's Environmental Protection Team should be advised in advance.

Asbestos

Works involving the treatment or removal of asbestos products should be undertaken by a licensed contractor and handled in accordance with relevant Health and Safety legislation and codes of practice.

Noise and Vibration

The Council would like to encourage contractors to apply for a prior consent in accordance with Section 61 of the Control of Pollution Act 1974. This should ensure that measures necessary to minimise noise and vibration impacts are identified and agreed from the outset. Although the Council does not have a general "noise standard" for construction works the following is offered as guidance:

A survey of background noise should be undertaken prior to construction works commencing on site. Noise measurements should be expressed in terms of the equivalent continuous noise level (L_{Aeq}) for an averaging period of one hour and ten hours (0800-1800) respectively.

Noise from the proposed construction works should be predicted in accordance with the methodology contained in British Standard BS 5228:1997 and compared to the survey of background noise.

If the predicted noise does not exceed the background noise by more than 5dB(A) the impact is likely to be insignificant. If the predicted noise exceeds the background noise by between 5dB(A) and 10dB(A) the impact is likely to be tolerable but attempts should be made to reduce it. If the predicted noise exceeds the background noise by more than 10dB(A) the impact is likely to be unacceptable and the contractor should review the proposed plant and working schedule.

Notwithstanding the above guidance the Council will expect contractors to use the "best practicable means" to minimise noise in accordance with Section 72 of the Control of Pollution Act 1974. For example:

1. All plant and equipment should be selected having regard to its published sound power level.
2. If an activity is inherently noisy (e.g. driven piling) then an alternative technique should be investigated.
3. Effective silencers and acoustic covers should be provided and maintained in good working order.
4. Plant and equipment should be located having regard to its proximity to sensitive receptors (e.g. school, hospital and residential property).
5. Temporary structures and buildings may provide useful noise screening.
6. Fixed items of plant (e.g. generators) should be electrically powered rather than diesel or petrol driven.
7. Sufficient time should be allocated for large concrete pours and if there is likely to be an over-run the Council's Environmental Protection Team should be advised at the earliest opportunity.
8. Anti-social behaviour involving swearing, shouting and loud radios should be avoided.

Water and Effluent

Water and effluent generated from on-site activities should be treated and disposed of in accordance with the requirements of the Environment Agency and Southern Water. Adequate pollution prevention techniques should be adopted to ensure that any potentially hazardous substances do not come into contact with vulnerable water (e.g. via surface water drainage systems). Recycling water should be encouraged.

Pest Control

Preventative measures should be adopted to control any rodent activity on site and test baiting may be necessary to confirm the existence or otherwise of an infestation. All redundant drainage and sewerage infrastructure should be removed or stopped up and accumulations of putrescible waste should be avoided.

How to contact us

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Email: noise@lambeth.gov.uk

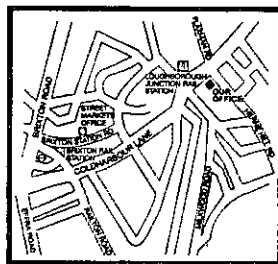
www.lambeth.gov.uk

Open Monday to Friday between 9am and 5pm.

Night-time telephone hotline: 020 7926 5999.

Open Sun to Thurs between 10pm and 3am and

Fri and Sat nights between 10pm and 5am.



The office is 70 metres from Loughborough Junction rail station and within a one minute walk of stops for the 35, 45 and 345 bus routes. The P4 bus stops outside the building.