



Code of Construction Practice

Summary document
April 2019

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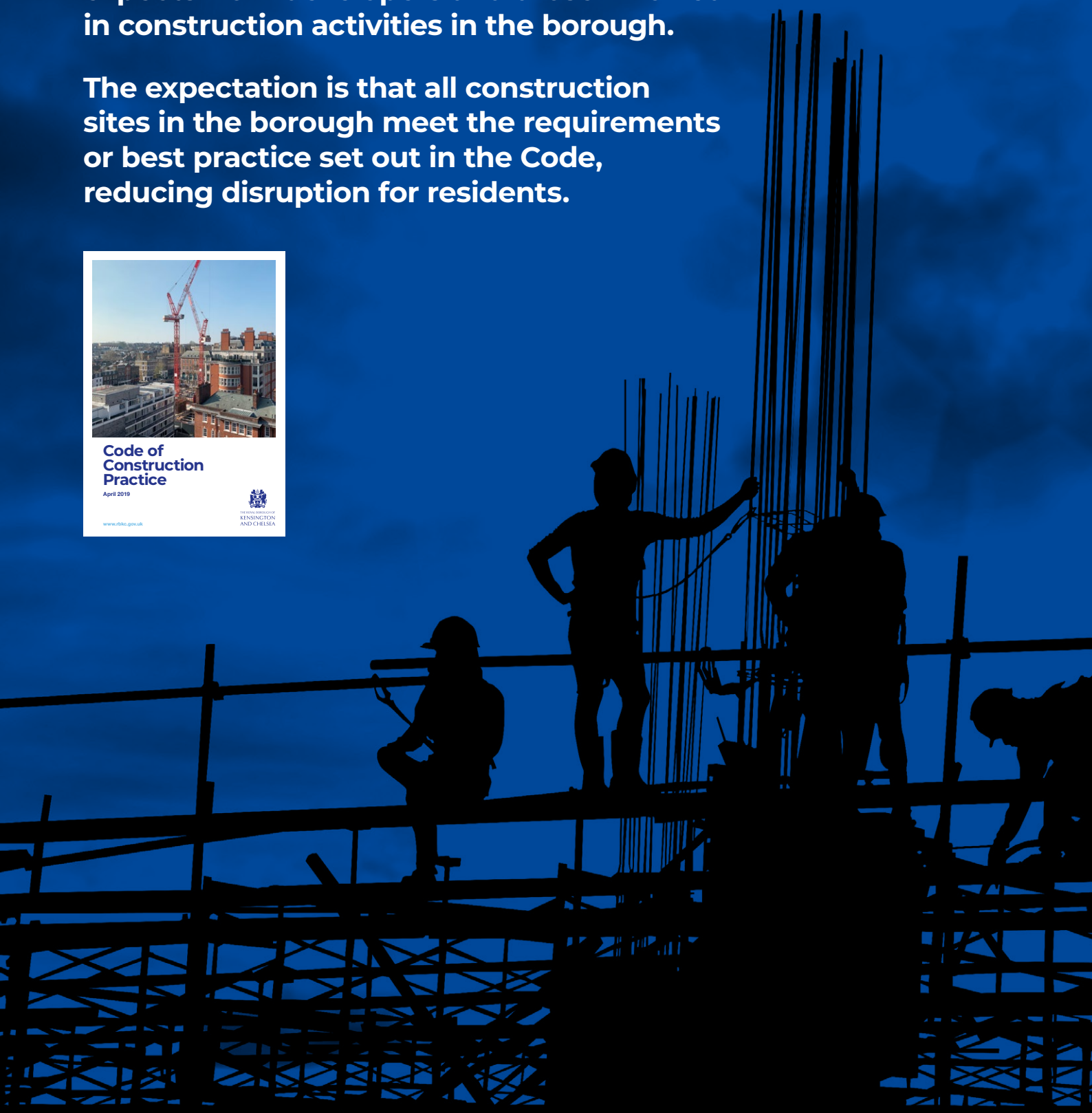
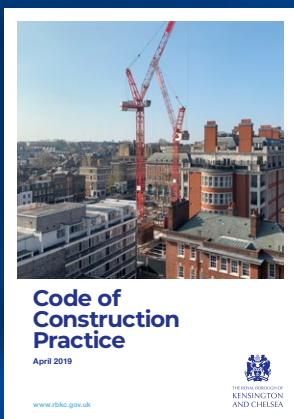


THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

On 1 April 2019 the revised [Code of Construction Practice](#) was officially adopted.

The Code has been expanded to cover the full range of impacts that construction work has on the local environment and residents. It sets out what the Council expects from developers and those involved in construction activities in the borough.

The expectation is that all construction sites in the borough meet the requirements or best practice set out in the Code, reducing disruption for residents.



Key aspects of the code

Site categories

- All sites must be assessed and characterised as one of Category 1, 2 or 3 (as per Table 1 within the Code) in terms of potential impact on the local area, prior to work starting. Category 1 developments are expected to have the highest potential construction impact and Category 3 the lowest. The final decision on the category of development rests with the Council's Construction Management Team.

Compliance with the Code and the Construction Bond

- For works subject to planning permission, a planning condition will be attached to Category 1 and 2 sites requiring owners, developers and their contractors to agree to be bound by the Code. For Category 1 and 2 sites, a signed copy of the Code checklist (contained within Appendix A) together with a **Site Construction Management Plan (SCMP)** must be submitted to and approved by the Council before works can start. This will be stipulated in the planning condition.
- For Category 1 sites an **application for Prior Consent under Section 61 of the Control of Pollution Act 1974** must be submitted.

- For Category 1 and 2 sites that are subject to the planning condition, there will be a charge for monitoring compliance with the Code. Payment in the form of a Construction Bond, to cover the cost of any monitoring required over the duration of the development, will be required prior to works starting. The bond will only cover costs that are directly associated with the implementation of the Code, such as officer site visits, audits, meetings and variations/dispensations to S61 Consents.
- The Construction Bond as set out in the **table of charges** is required to be paid at the time of signing up to the Code of Construction Practice. As costs are incurred in monitoring the site and follow up work, those costs will be recorded. When the project is complete, charges paid but not spent will be repaid. The actual charge paid over the project will therefore cover the actual costs incurred.

Noise control and the permitted hours of work

- The permitted hours for noisy works that can be heard at the boundary of the site are:

8am to 6pm, Monday to Friday

At no time on Saturdays, Sundays and Public/Bank Holidays

- Restricted hours for 'high impact activities' for demolition and concrete-breaking works are also required under the Code:

9am to 12 noon and 2pm to 5.30pm, Monday to Friday

At no time on Saturdays, Sundays and Public/Bank Holidays

- The quietest available equipment and methods must be used in conjunction with noise barriers and mitigation measures. The use of percussive breaking equipment must be avoided wherever possible.

Communication and liaison

- Owners/developers/contractors should discuss the proposals with neighbours before submitting a planning application and, in the case of Category 1 sites, must draw up a strategy for liaison with neighbours. This is one of the most important factors in minimising complaints and all developers and contractors must prioritise the development of a communication strategy.
- Before works begin, the Code requires the contractor to give information to neighbours on the nature and duration of the work and contact details for the site manager. Neighbours should be given at

least two weeks' notice of the start of high or medium impact works.

- Contractors working on Category 1 sites are required to be members of the Considerate Constructors Scheme and ensure that staff are courteous and respectful of neighbours.
- A notice should be displayed on the hoarding of Category 1 and 2 sites giving the name and contact details of the developer, contractor and site manager and the hours of work.
- Contractors must liaise with nearby sites to take account of other developments in the area and minimise cumulative impacts.

Air quality and dust

- All major and strategic development sites must follow the Mayor of London's **Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance** in addition the advice in the Code.
- All practicable measures to avoid producing dust or air pollution must be implemented during demolition and construction works.
- Avoid cutting, grinding and sawing on-site and use pre-fabricated material and modules where practicable.
- Fit equipment such as disc cutters, table saws, sanders, etc., with dust suppression (water spray) or a dust collection facility.
- Ensure that there is sufficient water suppression such as water sprays, and/or pressure washers during demolition work and other activities that generate high levels of dust. There must be sufficient supply of water and where possible it should be recycled water.
- Cover stockpiles/arising of sand, earth or similar dust-generating materials when not in use to prevent wind whipping.

- Where ceiling partitions (plasterboard, lath and plaster) are being taken down, and which form a timber party floor/ceiling with an adjoining property, seal the exposed structure with suitable temporary sheeting to prevent dust being transferred into the adjoining property.
- Skips, chutes and conveyors must be completely covered and, if necessary, completely enclosed to ensure that dust does not escape. Similarly, drop heights must be minimised to control the fall of materials and the impact that results.
- Work vehicles should not stop or park on the highway unless an appropriate parking suspension has been sought.
- Deliveries and collections must take place between 9.30am and 4.30pm, Monday to Friday. Where there is a school or other traffic sensitive use on the route, deliveries and collections must be restricted to between 9.30am and 3pm, Monday to Friday.
- Contractors' vehicle engines must comply with the **Ultra Low Emission Zone** requirements and should not be kept idling.

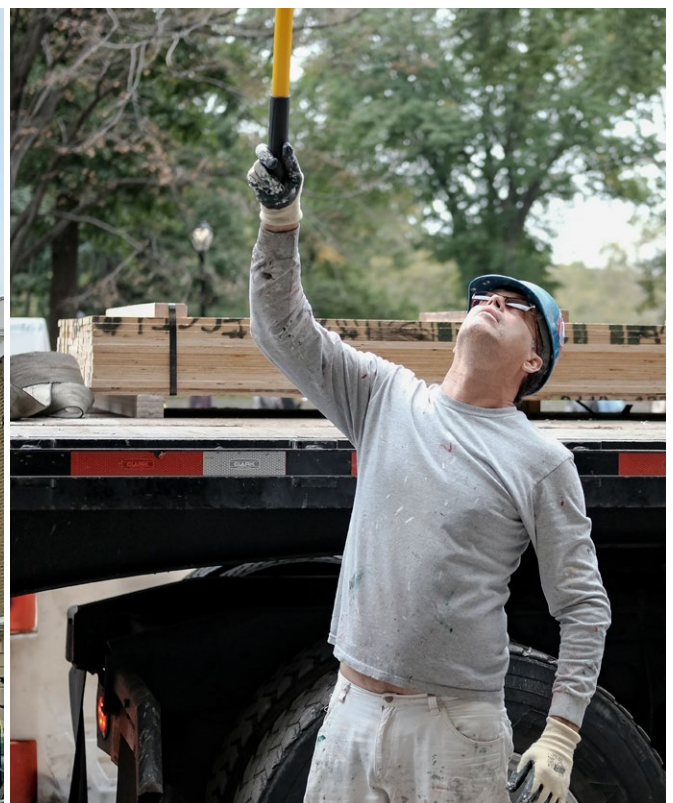
Traffic and transport

- Contractors must, where there is one, abide by their Construction Traffic Management Plan.
- Roads and pavements must be kept clear.
- No plant, material, temporary structures (e.g. scaffolding, hoarding, etc.) or skips can be placed on the highway without a licence.

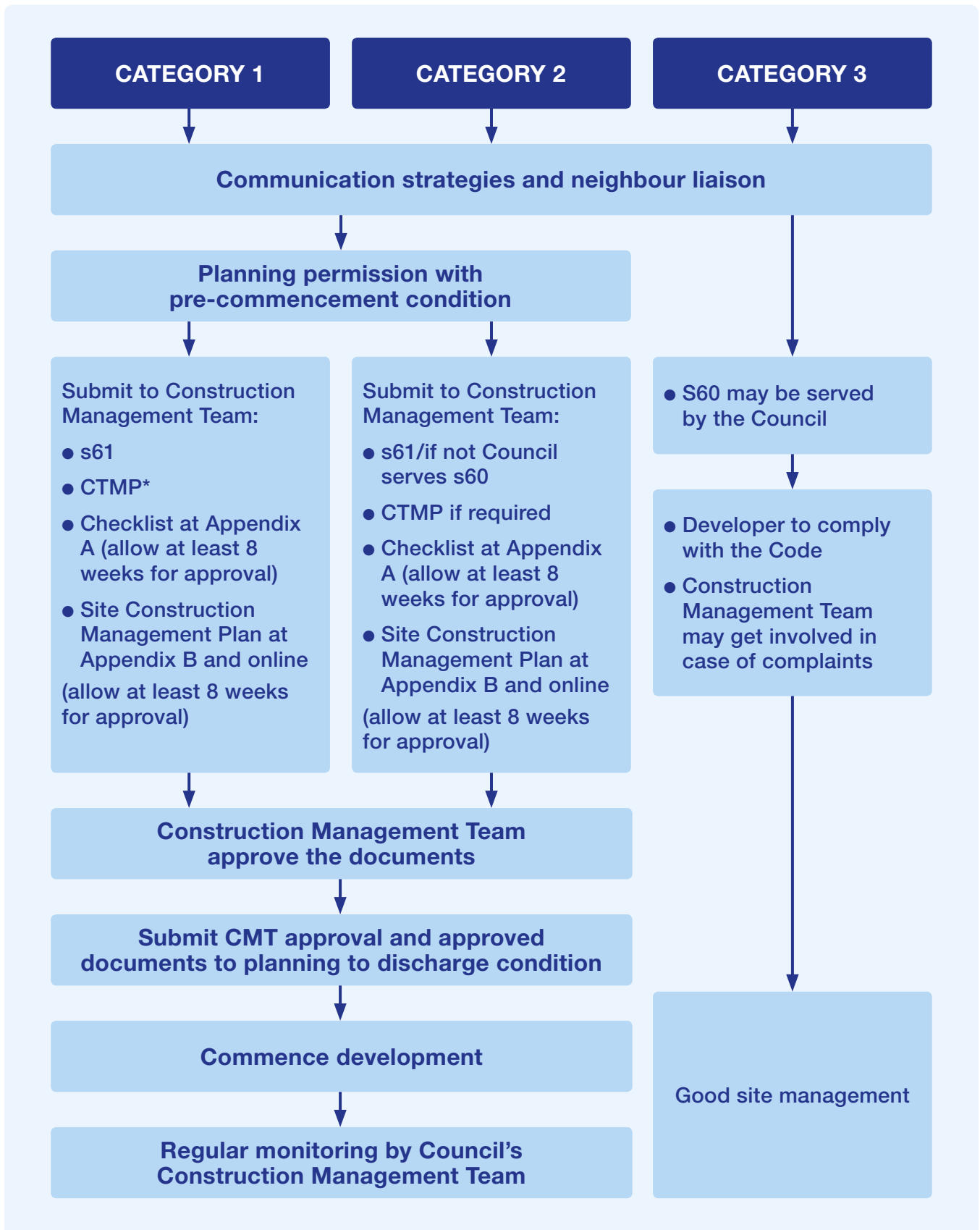
Contacts

- Contact the Construction Management Team for further information:

✉ environmentalhealth@rbkc.gov.uk
☎ 020 7361 3002



How to apply the Code



* For basement development Draft CTMP is required with the planning application and a Final CTMP pre-commencement





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