

London Borough of Tower Hamlets Code of Construction Practice

Summary document
www.towerhamlets.gov.uk
April 2023



In April 2023 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 (unless deemed DIY) in the borough meet or exceed the requirements or best practice set out in the Code, reducing disruption for residents and businesses across all phases of the construction programme.

Chapter 1: Introduction

This summary document highlights key aspects of the full **Code of Construction Practice** (CoCP). Please refer to the full document [insert link] for detailed guidance on specific topics prior to submitting applications for licences (or submissions against conditions) and before commencing any works.

For reference the word 'construction' is defined as any activity carried out in connection with demolition, building new developments, alterations, conversion, fit-out, commissioning, renovation, repair, maintenance, and refurbishment, decommissioning or dismantling of a structure.

Chapter 2: Site categorisation

All sites are categorised according to scale (no. of housing units or square metre area) and impact on surrounding neighbourhoods, during the planning process. These categories are Strategic, Major, Minor or Basement (see Table 1 for details). Table 2 further sets out the document submission requirements for planning,

relative to site categorisation.

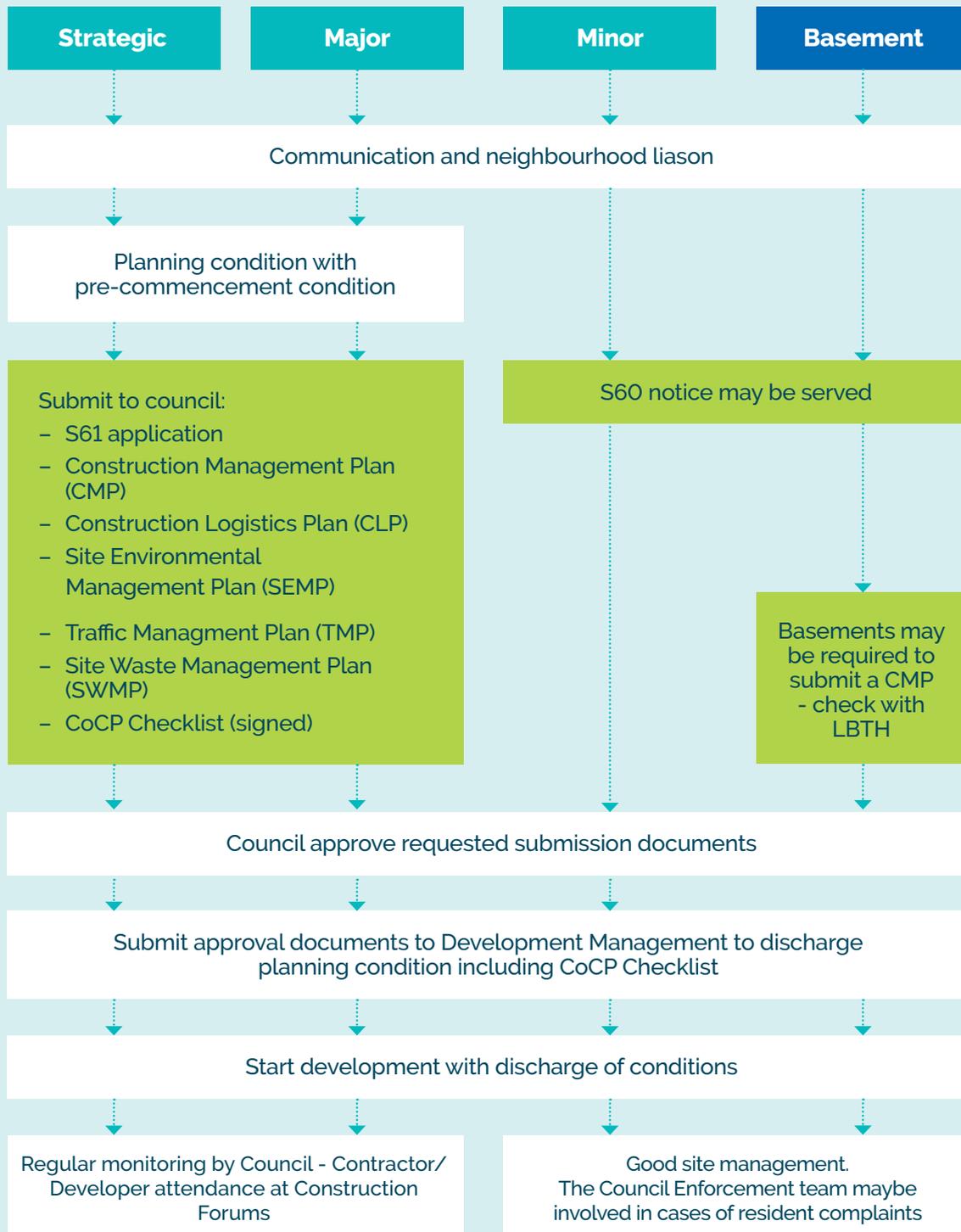
Table 3 provides information on the process for submission of documents required by each of the specific site categorisations. Strategic and Majors likely requiring more detail in terms of submissions, though this will be advised on a site-by-site basis for Minors and Basements.

Compliance with the Code

Planning approvals on Strategic and Major (and potentially Minors) sites will be subject to a planning condition requiring compliance with the CoCP. Developers and Contractors must sign a copy of the CoCP Checklist to agree to be bound by the Code, pay any relevant fees and provide an approved Construction Management Plan (CMP), Site Environmental Management Plan and any other requested submissions before works commence.

Table 3 Flowchart for submission process by site category

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Chapter 3: Legal Requirements and Planning Policy

This chapter sets out the prevailing national level legislation and local policy context within which development must comply over the duration of construction works.

- Responsibility lies with the Developer and Contractor to comply with all legislation, guidance and best practice regarding protective measures concerning construction operations.
- It is the responsibility of Developers and Contractors to demonstrate their compliance with Planning Conditions
- All construction operations will be subject to control under S60 or s61 of the Control of Pollution Act 1974 (COPA). For further information refer to Chapter 8: Noise and Vibration
- Developers and Contractors must familiarise themselves with the principles of Best Practicable Means and BS 5228

Chapter 4: Coordination with Tower Hamlets

The council encourages all Developers and Contractors to engage with the council at the earliest opportunity. Particularly in relation to applications and approvals for planning condition submissions, licenses and permits.

Constructor Forums

Tower Hamlets Local Plan Policy D.SG4, requires Contractors to join a local Constructor's Forum (where available) to better manage and mitigate the cumulative impacts arising from multiple simultaneous works in the borough's key development areas. **Contact:** development.coordination@towerhamlets.gov.uk for further information.

Construction Management Plan (CMP) Officers

In response to the negative impacts of construction activity experienced by residents and the increasing complaints received, the council are introducing a service (chargeable to developers) that aims to adequately coordinate the review, approval and monitoring of Construction Management Plans and adherence to the Code of Construction Practice (CoCP).

Utility Coordination

LBTH's new Utility Coordinators can support Developers, their Designers and Contractors to liaise with local utility and services expertise and is recommended to be engaged at the earliest opportunity. **Contact:** infrastructure.planning@towerhamlets.gov.uk

Tower Hamlets Construction Awards

The Development Coordination team are seeking to establish an awards scheme for Developers and Contractors working within the London Borough of Tower Hamlets for demonstrated innovation around environmental mitigation during construction works.

The awards will focus on rewarding exemplar action taken on:

- community engagement
- construction logistics and local amenity
- environmental mitigation
- site hoardings design

Chapter 5: Community Liaison and Consultation

All construction sites are expected to engage with the council and with neighbouring residents and businesses likely to be affected by their works, prior

to commencement, for coordination and mitigation of disruption. The method of communication and frequency of engagement depends on the site category. Table 4 sets out the expected (minimum) scope for community liaison throughout the various phases of construction works.

As a minimum all sites must provide sufficient regular communications on the following:

- Project timeframe: start and end dates, nature of project, principal project stages
 - The hours of work
 - Details of disruptive operations: start/end dates
 - Noise and vibration mitigation approaches adopted
 - Complaint's procedure and planned frequency of communications
 - Key contacts (names/numbers) for site and project personnel: developer, project manager, site manager/ foreman, community liaison manager
 - Emergency out-of-hours contacts
 - Hoarding or Scaffold Licenses
 - Large print and Braille contact information including: email, phone, website
- Further information can be found in Chapter 6 (General Site Operations) and Appendix D: Temporary Structure, Temporary Road Closure and Highways Licences Guidance

Chapter 6: General Site Operations

This chapter outlines 'good housekeeping' activities for sites, such as Health and Safety, pest control, emergency

procedures, security and CCTV. Tower Hamlets Local Plan Policy D.SG4, requires Contractors to sign up to the **Considerate Constructors Scheme (CCS)**.

Permitted hours of work (Chapter 6)

Standard Working Hours: Where residential occupiers are likely to be affected by noise, the hours for carrying out works which can be heard at the site boundary shall normally be restricted to:

Monday - Friday: 08.00 - 18.00 hrs

Saturday: at no time

Sunday, bank holidays and public holidays: at no time

High Impact Activities: Certain works (including piling, excavation and demolition) are classed as High Impact Activities (see 8.15-18 below).

Working hours restrictions apply as follows:

Monday to Friday: 09.00 - 12.00 and 14.00 - 17.30 hrs

Saturday: at no time

Sunday, bank holidays and public holidays: at no time

Noisy work must not take place outside these hours unless otherwise agreed through a **Control of Pollution Act 1974 Section 61 Prior Consent**.

Special circumstances for consideration include:

- police traffic restrictions
- emergencies related to public safety

Construction vehicle movements shall normally be restricted to:

Monday - Friday: 09.30 - 16.30 hrs

Saturday: at no time

Sunday, bank holidays and public holidays: at no time

If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries during term time must be restricted to:

Monday - Friday: 09.30 - 15.00 hrs

Vehicles may be permitted to arrive at 08.00 only if they can be accommodated on site. They must then wait with engines switched off.

Streetworks (utility works & road works) will also follow the above restrictions to noisy works. However, under exceptional circumstances extended hours can be granted to:

- Reduce impact on sensitive road network
- Reduce duration of major road works
- Facilitate work activity to lessen congestion

Exceptional circumstance extended hours are as follows:

Monday - Friday: 8.00 - 23.00 hrs

Saturday: 8.00 - 17.00 hrs

Sunday: 10.00 - 16.00 hrs

Information about pending agreed public roadworks can be found on the [London Works Website](#) and details of road notices (including maps) can be found on the [road notices listings](#).

Contact Streetworks@towerhamlets.gov.uk for making arrangements for any works affecting the road network

Noise complaints should be directed to the council's [Environmental Protection Team](#)
Environmental.Protection@towerhamlets.gov.uk

Chapter 7: Highways and transport

Construction, demolition and excavation traffic generated by new development (of all scales) contributes significantly to poor air quality throughout the borough. It can also seriously impede on the availability of parking, traffic flow, road safety, residential amenity and pedestrian convenience and safety.

Contractors must abide by their Traffic Management Plan and Construction Logistics Plan (if required).

Roads and pavements must be kept clear. No plant, material, temporary structures or skips can be placed on the highway without a licence. Works vehicles should not stop or park on the highway unless an appropriate parking suspension has been sought.

Refer to Table 5 above for permitted hours for construction vehicle movements and streetworks.

Abnormal load movement restrictions can be found in Chapter 6: General Site Operations.

CLOCS Champion

The council is a Construction Logistics and Community Safety (CLOCS) champion and expects all Contractors working in the borough to meet the CLOCS standard, as required by Tower Hamlets Local Plan Policy D.SG4. Additionally, all freight vehicles servicing construction sites within the borough must meet FORS Silver accreditation.

Table 7 outlines guidance on maintaining accessibility and navigability of the public realm for the duration of the planned works.

Public safety and emissions reductions are of paramount importance when planning deliveries and logistics for construction. Sites must aim to reduce road-based vehicular traffic, wherever possible. The use of consolidation centres and alternative freight transport options (river barge and train) wherever feasible, are encouraged. Contractors' vehicle engines must comply with the Ultra Low Emission Zone requirements and should not be kept idling on the highway.

Chapter 8: Noise control

For permitted working hours in the borough refer to Table 5 in Chapter 6 General Site Operations.

Strategic and Major are advised to apply for 'prior consent' under Section 61 of the Control of Pollution Act 1974, where working hours dispensations are required, prior to commencing work on site.

All construction sites should follow LANAF Good Practice Guide and BS 5228 Noise and Vibration Control to manage and mitigate noise and vibration on site.

LBTH Noise Map

The Environmental Protection team have developed a, publicly available, **noise map**. This enables contractors to assess all cumulative noise impacts in their neighbourhood prior to developing their Site Environmental Management Plan (SEMP). All new and active sites are invited to submit their noise monitoring readings, for incorporation onto the map.

Contact Environmental.Protection@towerhamlets.gov.uk for further information.

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.

Chapter 9: Air quality and dust

Tower Hamlets was declared an Air Quality Management Area (AQMA) and operates an **Air Quality Action Plan (AQAP)**.

All developments must follow the requirements of the Mayor of London's **Control of Dust and Emissions during Construction and Demolition SPG (2014)**. Refer to Tables 8A to 8E in the main CoCP document for a summary of key actions.

Strategic and Major sites will be required to submit a Dust Management Plan.

All practicable measures to avoid producing dust or air pollution must be implemented during construction works, including:

- Avoiding cutting/grinding/sawing wherever possible
- Fitting equipment with water-based dust suppression or dust collection facilities
- Ensuring sufficient water suppression is used during highly dust-intensive works
- Using pre-fabricated materials wherever possible
- Covering stockpiles/arising of dust-generating materials when not in use
- Covering skips, chutes and chimneys, and minimising drop heights
- Where plasterboard ceiling/partitions are being removed, seal the exposed structure with suitable temporary sheeting

Chapter 10: Contaminated Land

All sites must ensure appropriate investigations and risk assessments are

carried out to characterise the ground conditions on site before works commence.

- Works must not pose a risk to human health, controlled waters or other ecosystems.
- The completed development must not pose a risk to human health, controlled waters or other ecosystems.

The contractor must ensure:

- LBTH Pollution Team is notified of any ground contamination found
- Any remediation which takes place is approved by the Pollution Team
- Contaminated land which may have archaeological significance is properly assessed in accordance with **Historic England**
- Asbestos, if found, must be procedurally handled in accordance with the latest HSE Asbestos Guidance

Chapter 11: Site Waste Management

Contractors must ensure:

- Submission of a Site Waste Management Plan (SWMP) if subject to a relevant planning condition
- Ensure waste is contained and disposed of in an appropriate manner and in accordance with legislation and the Waste Management Hierarchy
- Ensure methodologies are adopted that prevent environmental impacts by the mishandling and storage of on-site materials and waste.
- Understand and implement the latest **London Plan** guidance on the **Circular Economy**

Chapter 12: Water Pollution and Flood Risk

The Contractor:

- Must not discharge any trade effluent waste or any other waste matter directly into surface or foul drains without contacting the appropriate governing body and gaining the relevant approval
- Must ensure effective working methods are developed and in place to protect the surface and groundwater from pollution
- Must ensure there are no adverse impacts on the water environment in and around the site, including changes to the water quality, water flow paths, or water levels
- Must guarantee flooding is considered and protection measures are in place to protect against any flooding
- Must ensure the site's drainage system is appropriately designed, installed and maintained for the duration of the works

Chapter 13: Urban Ecology

The Contractor must:

- Establish the planning status of the site (e.g. Listed Building, Conservation Area) and employ best practice to introduce innovative techniques in identified priority areas that ensure a more sustainable approach
- Ascertain whether any trees on the site or immediate area are either protected or fall within a Conservation Area prior to works starting
- Ensure an ecological survey has been undertaken by a qualified professional and appropriate mitigation measures agreed with the council ahead of works commencing
- Contractors are expected to be familiar

with and adhere to the council **Open Space Strategy** and **Tree Management Plan**. Steps should be taken to prevent the loss of trees, wherever possible.

- Appendix D: 'green hoardings' gives further advice for Strategic and Major sites on enhancing urban ecology for the temporary works by providing greening to site hoardings (at least 30% of total hoarding surface).

Chapter 14: Archaeology, Built Heritage, Sustainability

Provides guidance on expectations around archaeological protection measures and working with **Greater London Archaeology Advisory Service (GLAAS)**.

Key Actions by Developer or Contractor:

- Seek advice from Historic England if the development proposal affects any identified 'scheduled monuments', conservation areas or listed buildings
- Contact GLAAS if your site is located within an Archaeological Priority Area (APA)
- Failing to protect heritage assets can constitute a criminal offence. Key personnel are expected to be familiar with the **Tower Hamlets Conservation Strategy**.

Contact the council Conservation Officer:

If your site exceeds 2 Hectares or includes new basement or extension excavation works.

For useful contacts details of internal council teams and external agencies mentioned, please refer to: Appendix B: Tower Hamlets Council Contacts

For further information on the Code of Construction Practice

contact: development.coordination@towerhamlets.gov.uk