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## Protection of Nearby Residents & Local Businesses

### **Project: Maitland Park Road.**

- *A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein.*
- *A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme.*
- *Reason: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan.*

Ref: 14276 George Stainton

## **Introduction**

This document details the measures that are to be implemented by General Demolition Ltd during the demolition enabling works on the existing structure.

Further measures as required will be agreed with the London borough of Camden prior to commencement.

## **Scope of works**

The works involve:

- Hoarding erection
- Demolition of the single story buildings.
- Clearance of arising's
- There are no drainage works to be undertaken on this project

## **Project Duration**

- Is scheduled to be: 10 weeks

## **Logistics**

The logistics associated with these deconstruction works are detailed in a separate Deconstruction Logistics Plan.

## **Generally**

All works will be undertaken in accordance with the 'GLA's 'Best Practice Guidance''.

Full contact details of key local occupiers will be held in the site office and regular contact will be maintained with the Camden Borough PC for the area.

## **Community Liaison**

It is company policy to ensure that neighbouring parties are kept aware and up to date with progress on the project and also informed of future developments or events.

With this in mind, a newsletter will be produced regularly and distributed to all occupants within close proximity of the project.

Contact with the immediate neighbours will be made by the site team.

## **Liaison Method and Complaints Procedure**

The point of contact for this Project is George Stainton of General Demolition. Any liaison or complaints regarding the site works should be carried out by email to [george.stainton@general-demolition.co.uk](mailto:george.stainton@general-demolition.co.uk).

Any urgent requirements for information or liaison should be sought by phone, by calling the main office telephone number 01932 252 275 and asking for George Stainton.

Prior to the works being undertaken, an update newsletter will be submitted to inform all neighbouring parties of contact details for project liaison.

## **Working Methods**

Please see full Method Statement for breakdown of working methods.

## **Party Wall Agreements**

TBC.

## **Noise**

Site hours:    Monday – Friday    0800 – 1800hrs.  
                         Saturdays                    0800 – 1300hrs (If required).

The following measures are to be implemented to control noise:

- Noisy works will be strictly limited to those set out in the Camden Council code of practice with quiet periods observed where required.
- Noisy works will be monitored regularly by the Site Manager using a hand held dB meter and with readings noted in dBA. Sound levels will be recorded at both specific locations, generally and at source. These records will be logged and will be referenced in regular review meetings of noisy works.
- Noisy works at present are not anticipated to run for long periods, however as the works progress and if there is a requirement for these works to make full use of the section 60 allowance then LEQ levels will be taken by a qualified acoustician to confirm that noise from these works is kept within the parameters set out and to review the methods employed in order to keep any potential disturbance to an absolute minimum.

- The target levels to be achieved are <75dBA at the site boundary, this being accepted as an 'amber' level.
- In the event that readings reach 80dBA, this will be taken as a 'red' level resulting in the works ceasing immediately. The works will be reviewed and a working methodology put in place that will reduce noise to within the stated target level (<75dBA).
- The working methodology will be revised regularly as a pre-emptive measure to ensure that the works are carried out with as little noise disturbance as is reasonably practicable and maintained to within the stated limits.
- Regular monitoring of sound levels at points around the site boundary and entrance will be undertaken throughout the working shift and a record kept in the site file.
- There is a provision in the site induction procedure and the site rules which will identify and reinforce the importance of good behaviour of operatives on site, with unnecessary noise absolutely forbidden - failure to comply with these site rules will result in immediate expulsion.

## **Dust**

Due to the necessary requirements to control air quality General Demolition takes guidance from the GLA's 'Best Practice Guidance: The control of dust and emissions at construction and demolition SPG'.

Construction and demolition activities can result in the following air quality impacts: Visible dust plumes; Dust deposition; Elevated PM10 and PM2.5 concentrations; and

Increased concentrations of nitrogen dioxide. Air pollution not only harms the environment but also our health and wellbeing. Poor air quality can cause serious health problems (respiratory and cardio-vascular conditions) and reduces the quality of life for all.

## **Relevant Pollutants**

### **Dust**

Refers to all airborne particulate matter (PM) - that is, solid particles that are suspended in air, or have settled out onto a surface after having been suspended in air. In this guidance as the term 'dust' covers all airborne particulates it includes the particulates that give rise to soiling, poor health and environmental

damage.

Particulate matter (PM10 and PM2.5): Particulate matter (PM) is a complex assemblage of non-gaseous material of varied chemical composition. It is categorised by the size of the particle (for example PM10 is particles with a diameter of less than 10 microns (mm)). Most PM emissions in London are caused by road traffic, with engine emission and tyre and brake wear being the main sources. Construction sites, with high volumes of dust and emissions from machinery are also major sources of local PM pollution, along with fires, including the burning of waste.

Nitrogen dioxide (NO<sub>2</sub>): All combustion processes produce oxides of nitrogen (NO<sub>x</sub>). In London, road transport and heating systems are the main sources of these NO<sub>x</sub> emissions. NO<sub>x</sub> is primarily made up of two pollutants - nitric oxide (NO) and nitrogen dioxide (NO<sub>2</sub>). NO<sub>2</sub> is of most concern due to its impact on health. However NO easily converts to NO<sub>2</sub> in the air - so to reduce concentrations of NO<sub>2</sub> it is essential to control emissions of NO<sub>x</sub>.

The following measures will be implemented to control dust:

- As part of the site temporary supply installation, a water hose has been installed that runs up the main stair core from basement to roof. This will provide water to each floor for recharging of hand sprays for localised damping down of works areas.
- Windows will be left in place and not removed until the Monarflex encapsulation is completed thus containing the works area.
- The courtyard and working scaffold lifts will be regularly hosed with water.
- All loaded skips will be sheeted over prior to leaving site.
- Vehicles will be wheel washed to minimise potential dust release when leaving site.
- The works will not involve excavation or tracking across open ground, as such wheel washing will not create silt that could be washed into the drains.
- Visual checks will be carried out at regular intervals Maitland Park to keep check and maintain dust control methods in place.
- Dust monitoring will be undertaken prior to and during the works with specific focus on PM10 (particulate matter to 10 microns). This will be carried out prior to works commencing to establish a control, then on the

commencement of works at key positions during the works as outlined below:

### **PM10 monitoring at Maitland Park Villas**

The air quality measurements will be made in accordance with the procedures set out in the Air Quality Standards Regulations 2007 schedule 7 Part 1 Group A Pollutants.

It is proposed that monitoring is undertaken using a calibrated hand held particle mass profiler and counter prior to, during and post demolition activities at strategic positions such as the internal courtyard, external to the site boundaries, rooftop plant rooms and window openings (via scaffold access).

The report will include information on:

- Ambient temperature
- Wind direction
- Wind speed
- Humidity, and
- PM count

#### **Particle Mass Profiler and Counter**

This piece of equipment is a small, handheld, battery operated, and completely portable unit. The unit provides both particle counts and mass PM measurements as stored data logged values, real-time networked data, or printed results.

#### **Five Mass Ranges and Two Particle Sizes**

All five important mass size ranges (PM1, PM2.5, PM7, PM10, and TSP) are displayed in mass mode as well as two popular cumulative particle sizes (> 0.5 and > 5.0 microns) in particle mode.

#### **Tailored Mass Conversion**

The particle counts from eight size ranges are converted to mass using a proprietary algorithm for typical-density aerosols. Accommodation for special particulate with different densities is provided through user-programmable "K-factors."

- Works processes will be reviewed regularly in conjunction with the PM10 readings along with regular visual inspections around the site and site

boundary. Work will be stopped, with the method of dust control reviewed at any time so that clean, effective methods of operation are maintained.

### **Other Environmental Control Measures**

The following environmental matters have been identified and the mitigation measures to be implemented are listed below:

#### 1. Damage to street furniture

- The use of appropriately sized vehicles.
- All traffic movements controlled by traffic marshals.
- Traffic control, the phasing of site collections/deliveries taking into account third party traffic arrangements and movements.

#### 2. Management of site operatives

- Welfare and canteen facilities are positioned within the site demise.
- A dedicated smoking area is provided within the site demise.
- Congregation outside of the site by operatives is prohibited.
- Refuse bins are provided and suitably positioned within the building demise.
- Regular litter reviews.

#### 3. Security

- The building is secured at the end of every working shift.
- All flammable materials are securely stored (bonded).
- Background lighting is maintained within the building.
- Plant is parked safely in a designated area, locked and immobilised.
- Additional security gates have been installed.

#### 4. Smoke and Fume

- Works that could give rise to smoke or fume will be carried out using angle grinders or reciprocating saws as a first option before the use of hot cutting equipment.

- Where hot works are the only option, forced air extraction units will be used to ventilate the works area and vent to atmosphere, directed away from neighbours.
- Encapsulation of the building will reduce potential smoke and fume leakage.
- Working methodologies will be regularly reviewed in order to minimise smoke or fume potential.
- Plant used on site will meet with Euro 3a standard emissions

#### 5. Vibration

- Small hand tools to be used.
- Pulverising will be adopted as opposed to breaking where possible.
- Heavy percussive tooling will be used in these works.
- Heavy plant movements will be kept to a minimum.

#### 6. Light pollution

- Minimal out of hours lighting in place
- External lighting will be used in the form of mobile lighting towers.

#### 7. Pest control

- There are no indications of pests on site with regular checks for pest activity undertaken.
- Canteen facilities are provided for the storing and eating of food.
- All food refuse is disposed of in sealed bags and placed in a steel bin that is emptied regularly.
- In the event of pest activity being detected then a dedicated expert sub-contractor will be contacted to assess and treat the problem accordingly.
- No drainage modifications are to be undertaken on this project

#### 8. Discharge of waste water from site (run off)



- Damping down operations will be implemented in localised areas only and limited to water sprays only, thus avoiding run off.
- Silt is to be prevented from entering the drains and a terram membrane will be implemented if required

Further controls will also be implemented as follows:

**The implementation of Best Practical Means in accordance with BS 5228:  
Part 1.**

**Control of Noise:**

- Plant and Machinery shall remain switched off when not in use.
- The use of the most modern silenced plant available in the industry for the task i.e. Compressors/Generators – *This reduces the amount of noise emissions from machinery.*
- Plant, machinery and vehicles will be switched off when not in use – *This reduces noise emissions.*
- No vehicle deliveries during weekend work – *This will reduce possible noise nuisance to residents*
- Use the most appropriate equipment for job to minimise length of time on task.
- Should noise levels reach 80dB (A) operatives will to be informed of the risks to their hearing and supplied (if requested) with either appropriately attenuated ear defenders or earplugs.
- Should noise levels reach 85dB (A) or above operatives will be informed of the risks to their hearing and supplied with appropriately attenuated ear defenders or earplugs and instructed to wear them during noisy operations. The contractors are to ensure compliance by carrying out regular active monitoring.
- Our independent Safety Consultants will undertake noise surveys during their regular site inspections. However, operatives will be informed that, as a general rule, if they need to raise their voice when standing two metres away from a noise source, it is too loud and hearing protection must be worn.
- It is the purchasing policy of General Demolition Limited to ensure that the noise and vibration produced by work equipment is considered together with the price when new purchases are made with a view to lowering the risk when equipment is used. General Demolition Limited will endeavour to purchase equipment that is advanced in technology and equipped with vibration absorbing features.

### **Ground Contamination:**

- Ensure that all plant. Machinery and tools are calibrated and working properly to prevent fuel or hydraulic leaks.
- Ensure all stationary plant and machinery have drip trays in place even when not in use.
- Ensure spill kits are available on site, and transfer of fuel is conducted by a trained person only.
- Where water is used to control dust levels during the demolition operations, sand bags should be placed around any drainage points to prevent pollution.

### **Control of Vibration:**

- Plant and Machinery shall remain switched off when not in use.
- General Demolition recognise the obligations to keep vibration levels to a minimum during all demolition phases.
- Vibration levels must be carefully monitored on site to ensure that levels will not have an impact on the operationally sensitive equipment in the adjacent buildings.
- It is not believed that demolition within the scope of this SSoW will have a direct impact on the adjacent building.
- To ensure that operatives are aware of the effects of hand arm vibration they will be provided with adequate information on the hazard and controls and given information in order to reduce the risk.
- The exposures for different combinations of vibration magnitude and exposure time are given in exposure points instead of values in  $m/s^2 A(8)$ . You may find the exposure points easier to work with than the  $A(8)$  values:
  - o exposure points change simply with time: twice the exposure time, twice the number of points;
  - o exposure points can be added together, for example where a worker is exposed to two or more different sources of vibration in a day;
  - o the exposure action value ( $2.5 m/s^2 A(8)$ ) is equal to 100 points;
  - o the exposure limit value ( $5 m/s^2 A(8)$ ) is equal to 400 points;

### **In accordance with BS: 6187:2000**

#### **Air Pollution:**

- All plant and machinery must be switched off when not in use.- prevent diesel fumes.
- Areas where dust is created will be dampened down with water to control dust contamination.
- Dust levels will be closely monitored by General Demolition, and if existing

control measures to minimise dust levels during demolition operations to the out building are insufficient, protective screens will be placed around the area.

- Burning of any materials on site is strictly prohibited.
- Dust nuisance will be generated and will be suppressed via a fine jet spray of water and will not affect the adjacent garrison working areas.

### **Control of dirt and dust on the public highway:**

Mud and debris on the road is one of the main environmental nuisance and safety issues arising from construction/demolition sites.

To mitigate this in the early stages of the project when demolition and ground works are being carried out, jet washers will be used to wash down all vehicles that leave the construction site where necessary.

The wash bay area will be impermeable and isolated from the surrounding area, sand bags will be placed by gullies etc.... to contain solids, with effluent directed to the foul sewer.

We will also make provision for a road sweeper to clean the road if required.

All muck away lorry's will be fully sheeted to minimize the risk of any arising's over-spilling onto the highway.

Where necessary a fine water spray [mist] will be used to suppress dust on the following:

- Structures and building during demolition.
- Unpaved areas that are subject to traffic or wind.
- Sand, spoil and aggregate stockpiles.
- During loading/unloading of dust generating materials.