**First Page Addendum to CMR 220741**

**Site: the Courtyard, 44-44a Gloucester Avenue, London** **NW1 8JD**

**Planning number: 2015/1243/P**

**Camden’s Minimum Requirements (CMR) number: 220741**

I confirm that I have neither visited the site nor the area.

The submitted report dated 13/02/2017 Version 2.3 by Project and Building Consultancy Limited states that the site is located in immediate location to both residential properties to the west of site, commercial properties to the south and eastern direction and enclosed boundary by Network Rail / London Midland to the North of the Site.

The works comprise of the demolition of buildings at the northwest corner of the site and at the eastern corner of the site. Once the existing structures are de-constructed there will be constructed to provide a new ground plus 5 upper storey building along the north west part of the site. In addition, and a ground plus 2 upper storey building at the eastern corner and refurbishment of the existing building on site to create 40 residential units, employment floor area (Use Class B1a) car parking and landscaping within the courtyard and ancillary works.

The submitted CMP states that the de-construction works will take approximately 6 weeks and the main construction will take 94 weeks. Hence an overall period of 100 weeks of building de-construction/construction works.

From the information supplied I am unsure whether the contractors are registered with the Considerate Constructors Scheme or merely they are in the process of registering to the scheme.

The applicant has stated a number of good practices to prevent noise and vibration problems and prevention of pests. However, there are a number of issues that the applicant has either not provided or the information is incomplete.

Further Information required.

* No information, regarding potential structure borne information (vibration)
* Contractor required to confirm membership of Considerate Constructor Scheme
* Apart the undated environmental noise survey cited no noise survey has been carried out.
* No identification of the worst affected property by the effect of noise/vibration (including structure borne) and 3D (see CMR 220741)
* Evidence from a British Pest Control Association (BPCA) company is required to demonstrate existence/non-existence of rats and mice. How the rodents living on the site are being destroyed and/or prevented escaping the site prior commencing the works and during the works.
* Based on the addendum CMR 220741 and CMR 220741 it may be necessary for the Contractor to review the Environment section, in particular to the establishing clear philosophies to control minimise noise/vibration (including structure borne), visible dust and pest.

Once the above is provided and approved the proposed building construction /de-construction works could commence with the following understanding:

1. London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949, have the legal duty to protect from the effects of noise (including vibration), statutory nuisances and pest prevention from rodents to those who are living in the proximity of the proposed works.
2. The Council expect to receive no valid complaints during the entire duration of the proposed works to be undertaken at, **The Courtyard", 44-4a Gloucester Avenue, London NW1 8JD.**
3. The CMP shall be a living document to be reviewed/modified as soon as problems arise or when it is required. Particular attention shall be given to the cumulative impact are (future works, in the vicinity of these works).
4. Wherever it is possible to prevent unnecessary vibration arising from above /underground reinforced concrete including superstructures equipment fitted with pulveriser/munching attachments instead of jack hammers should be used.
5. With regard to breaking out concrete to avoid noise and vibration transference via connections to adjacent buildings they should be separated by cutting structural breaks/ discontinuities with adjoining premises.
6. Where dwellings (or noise sensitive receptors) are close together the use of the least vibration pilling for the relevant geological condition of the area is recommended
7. Noise and vibration monitoring shall be carried out before and during the works, (See CMR 221588) Camden’s Minimum Requirements attached).
8. A philosophy of reduction noise/vibration levels throughout the site shall be implemented, maintained and improved throughout the duration of these works. Special attention shall be had when piling and other noisiest working operations.
9. Where noise exceeds noise limits for a period of 10 or more days of working in any fifteen consecutive days or for a total number of days exceeding 40 in any 6 month period provisions for temporary respite accommodation will be offered.
10. Where practicable, to prevent vibration during excavations works, most modern excavating equipment and the most modern excavation techniques shall be used.
11. A philosophy for the prevention of dust formation in the first place shall be adopted, implemented and enforced and improved during the duration of these works.
12. No demolition works shall be commencing without an adequate water supply to cover the whole working areas.
13. Should the presence of rats and/or mice become apparent then the contactor shall employ a British Pest Control Association (BPCA) company to eradicate the rodent infestation. The local planning authority shall be advised of this incident.
14. At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. (Prevention of Damage by Pests Act 1949, part ‘H’ of the Building Regulations (Drainage & Waste Disposal)).
15. Continuous liaison with the local community, before works commence, during the works and in particular in case of exceedances and/or change of techniques or methodology and or complaints/concerns.
16. Full adherence and compliance and implementation with the 220741 CMR for the site.