

**LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES****Addendum 235552 CMR 235552****Camden's Minimum Requirements (CMR) number: 235552****Site Address: 50 Redington Road, London, NW3 7RS****Planning ref: 2014/4531/P****Type of CMP - Section 106 planning obligation/Major sites framework**

I have read the CMP dated 10/01/2018 version 01 produced by Dominick Gallagher regarding the above site which is linked to planning application **2014/4531/P**.

I confirm that no visit has been made to this site in connection to this CMP

The site is located within the Frognaal and Fitzjohns ward, in the Redington and Frognaal Conservation Area. The site currently accommodates a single dwelling 3 storey detached property constructed circa 1970. The proposed works involve the demolition of the existing detached residential dwelling and the erection of a new larger residential dwelling with a double level basement and a lower ground floor set into the slope of the site.

The main construction works will include, demolition, piling, excavation, concrete frame construction for both substructure and superstructure and appropriate waterproofing. Three residential properties likely to be affected by the works:

48 Redington Road  
52 Redington Road  
69 Redington Road

The duration of the works approximately 19 months.

There are a number of issues that the applicant has either not provided or the information is incomplete.

**The following is required:**

- A noise report dealing with the effect of noise from the building de-construction and construction activities.
- The prediction of noise levels (including structure borne noise) at the potential noise receptors.
- Philosophies to be incorporated, maintained, improved and enforced in:
  - (a) Noise/vibration reducing throughout the site and the life of the project.
  - (b) Prevention of dust formation in the first place, throughout the site and the life of the project.
- Identification of the worst affected property by the effect of noise/vibration (including structure borne) and 3D (see CMR 235552)
- Provide full details describing mitigation measures to be incorporated during the construction/deconstruction works to prevent noise and vibration disturbances from the activities on the site to the main receptors.
- State the actions to be taken in cases where these exceed the predicted noise and vibration levels.

- Evidence from a British Pest Control Association (BPCA) company is required to demonstrate existence/non-existence of rats and mice by using baiting techniques. How the rodents living on the site are being prevented escaping the site prior commencing the works and during the works.
- Evidence before works commence Contractors, builders, etc. have taken reasonable steps to ensure that any existing drainage serving the site is secure. This means locating the interceptors of the existing buildings and making sure that the drains are currently running free and that any interceptor (Rodding Eye) caps are in place. For straight through systems a rat block device should have been installed before any work starts.
- Before any building works commence provide evidence if the existing drains are not to be used for the new development then these have been cemented and sealed.
- Before any building construction/de-construction works commence evidence should be provided that any additional drainage leading back from the interceptor left open, the corresponding interceptor/s are sealed.

Noisy building construction /deconstruction works could commence provided that the contractors sign commitment to this addendum and prior any works there is full adherence and compliance with the following specific and general understandings stated below:

#### **SPECIFIC UNDERSTANDINGS**

In meeting these SPECIFIC UNDERSTANDINGS and/or reviewing the CMP, the Contractors shall have regard and shall be consistent with the following documents, policies, and procedures:

- Camden's Minimum Requirements (CMR235552, attached)
- Addendum CMR 235552, attached)
- British Standards BS5228:2009+A1:2014
- "Pest minimisation Best practice for the Construction Industry" (attached) for eradication of rat/mice before works commence
- The Control of Dust and Emissions During Construction and Demolition (SUPPLEMENTARY PLANNING GUIDANCE) 2014
- Noise/vibration reduction and visible dust prevention philosophies
- Noise report [.....] according BS5228:2009+A1:2014 (ABC +5dB(A) methods)

The Main Contractor understand that the proposed works cannot commence unless 28 days before the following SPECIFIC UNDERSTANDINGS, are ready to be implemented and their details are readily made available on request by an authorised Officer of the Council:

1. **In the case, that Structure borne noise is likely to occur at party walls or connected and/or tall buildings.**
  - (a) A noise report dealing with the effect of structure borne noise from the building de-construction and construction activities shall be required before any proposed works commence. The noise report shall deal with the provision of suitable respite accommodation to those who are being affected. Refer to BS 6472-1:2008, BS5228: 2009+A1:2014, Addendum CMR235552.

- (b) The prediction of noise levels (including structure borne noise) at the potential noise receptors (including any person residing/working inside the building or sharing party wall) shall be made before the proposed works commence.
- (c) Prior any de-construction/construction works commence but no less than (28 days of the proposed works commence), the resident and/or the residents, living at the sharing party wall (or tall buildings) shall formally be offered in writing an appropriate suitable respite alternative accommodation for the whole duration of these construction/deconstruction works. The offer and details of the offer shall be confirmed in writing to the Council".
- (d) If the adjoining building is structurally connected and is occupied while the proposed works are in progress and should structure borne noise through party wall and/or other connected part of the building occurs, then a respite scheme shall be required to provide to those who are directly affected by the works that is causing the structure borne noise.
- (e) No dweller should remain in their dwellings without a properly suitable respite accommodation being offered while noisy structure borne works/activities are being carried out.

**2. Identification of worst affected property.**

- (f) Prior any construction/deconstruction works commence identification of the worst affected property by the effect of noise/vibration (including structure borne) and 3D (see Addendum CMR 235552 and CMR 235552) shall be required.
- (g) Prior any construction/deconstruction works commence full details describing mitigation measures to be incorporated during the construction/demolition works to prevent noise and vibration disturbances from the activities on the site to the main identified receptors.

**3. Noise monitoring**

- (h) Noise and vibration monitoring shall be carried out. (235552 Camden's Minimum Requirements attached).
- (i) State the actions to be taken in cases where these exceed the predicted noise and vibration levels.

**4. Respite accommodation for non-party wall/adjoining properties.**

- (j) 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.

**5. Rats control/extermination**

- (k) Once main contractor has been appointed and at least 6 weeks before the works commence a rodent assessment report shall be issued and the site shall be baited to ascertain the degree of rat/mice infestation.
- (l) A British Pest Control Association (BPCA) company shall produce the rodent assessment report. The report shall demonstrate existence/non-existence of rats and how the rodents

living on the site are being prevented escaping the site prior commencing the works and during the works.

(m) Before any construction/deconstruction works commence Contractors, builders, etc. have to keep sufficient evidence and make such evidence readily available on request by an authorised Officer of the Council the following:

- Any existing drainage serving the site is secure. This means locating the interceptors of the existing buildings and making sure that the drains are currently running free and that any interceptor (Rodding Eye) caps are in place. For straight through systems a rat block device should have been installed before any work starts.
- If the existing drains are not to be used for the new development then these have been cemented and sealed.
- Any additional drainage leading back from the interceptor left open, the corresponding interceptor/s are sealed.
- The rodents living in the site are being systematically destroyed and/or prevented escaping the site prior commencing the works and during the works.

#### **GENERAL UNDERSTANDINGS.**

- (a) London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949, has 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.
- (b) The Council expect to receive no valid complaints during the entire duration of the proposed works to be undertaken at, **50 Redington Road, London, NW3 7RS.**
- (c) The CMP shall be a living document to be reviewed/modified as soon as problems arise or when it is required.
- (d) Noise and vibration monitoring shall be carried out. (See CMR 235552) Camden's Minimum Requirements attached)
- (e) A continuous philosophy to be incorporated, maintained, improved and enforced in:
  - (a) Noise/vibration reducing throughout the site and the life of the project.
  - (b) Prevention of dust formation in the first place, throughout the site and the life of the project
- (f) Full adherence and compliance and implementation with the 235552 CMR for the site.
- (g) Where practicable, to prevent vibration during excavations works, most modern excavating equipment and the most modern excavation techniques shall be used.
- (h) No demolition works shall be commenced without an adequate water supply to cover the whole working areas.

- (i) 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)).
- (j) 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.
- (k) Full adherence and compliance and implementation with the 235552 CMR for the site and BS5228 :2009+A1:2014.

Signed: .....

Date: .....

Print Name: .....

Position: .....

