

LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES

235314 Addendum to CMR 235314

Site: 75 Farringdon Road, London, EC1M 3PS

Planning number: 2016/5638/P

Date: 6th Feb 2018

I have read the CMP dated 6th February 2018 regarding the above site which, is linked to planning application **2016/5638/P**.

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

The site is within the Central London Area and Hatton Garden Conservation Area, 75 Farringdon Road is an existing office building (B1a use) located on the northern side of the junction of Farringdon Road and St Cross Street. The building is adjoined to neighbouring properties on the west and north sides. The east and south sides front Farringdon Road and St Cross Street respectively.

The development proposals comprise of the following:

- Comprehensive façade refurbishment including replacement of all existing curtain walling.
- Single storey extension at existing roof level (7th floor) set back from the façade with associated terrace.
- New rooftop plant enclosure and plant installation at roof level.
- Structural works to the core to suit the proposed new riser and WC arrangement.
- Complete refurbishment of CAT A Office space.
- Introduction of new cycle storage and shower facilities at basement level.

At the time this CMP has been submitted no main contractor has been appointed. In addition the submitted noise report is not suitable. The noise report should have been based on the BS5228:2009+A1:2014 (ABC + 5dB methods) and BS 6472-1:2008.

There are still a number of further issues that have neither been addressed nor been provided and below a list of what it is required has been itemised.

The following listed below are still being required to be incorporated in their new resubmission:

- Full details of the main building contractor.
- A noise report dealing with the effect of noise from the building de-construction and construction activities at the nearest noise receptors.
- 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 235314)
- Provide 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 receptors (including effects of the structure borne noise).
- State the actions to be taken in cases where these exceed the predicted noise and vibration levels (including structure borne noise).

A copy of this document shall be made available to the appointed Building Contractors and their sub-contractors

- State the actions to be taken in cases where these noise and vibration levels exceed the predicted noise and vibration levels (including structure borne noise).
- Full details describing mitigation measures to be incorporated during the construction/demolition works to prevent visible dust disturbances from the activities on the site to the main receptors.
- 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.

The submitted CMP is not in line with Camden's Minimum Requirements (CMR) 235314 and other relevant standards. No building works should be allowed until the CMP is fully approved. Once the above is provided and approved by the Council, then noisy building deconstruction /construction works could commence provided that the Contractors also agree by signing with the following understandings:

1. SPECIFIC UNDERSTANDINGS

(a) When reviewing the CMP, the Contractors shall have regard and shall be consistent with the following documents, policies, procedures and best practices:

- Camden's Minimum Requirements (CMR235314, attached)
- Addendum235314 CMR235314, attached)
- British Standards BS5228:2009+A1:2014 (ABC +5dB methods)
- "Pest minimisation Best practice for the Construction Industry" for eradication of rat/mice before works commence (attached)
- The Control of Dust and Emissions During Construction and Demolition (SUPPLEMENTARY PLANNING GUIDANCE) 2014 (attached)
- Noise/vibration reduction and visible dust prevention philosophies.
- Noise report to be produced in case of structure borne noise
- Visible dust control management report
- Air Quality Assessment regarding PM10, PM2.5

(b) In the case, that during the works structure borne noise is likely to occur at party walls or tall or connected buildings.

- 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 likely to be affected. Refer to BS 6472-1:2008, BS5228: 2009+A1:2014.
- 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.
- 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 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".
- 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.

A copy of this document shall be made available to the appointed Building Contractors and their sub-contractors

- 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.

(c) Identification of worst affected property.

- Prior any construction/deconstruction works commence identification of the worst affected property by the effect of noise/vibration (including structure borne) and 3D (see CMR 235314) shall be required.
- 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.

(d) Noise monitoring

- Noise and vibration monitoring shall be carried out. (235314 Camden's Minimum Requirements attached).
- State the actions to be taken in cases where these exceed the predicted noise and vibration levels.

(e) Respite accommodation for non-party wall/adjoining properties.

- 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.

(f) Rats control/extermination

- 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.
- 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.
- 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/interceptors 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.

2. 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, **75 Farringdon Road, London, EC1M 3PS.**
- (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 235314) Camden's Minimum Requirements attached)
- (e) A philosophy of reduction noise/vibration levels throughout the site shall be implemented, maintained and improved throughout the duration of these works.
- (f) For airborne noise, 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.
- (g) A philosophy for the prevention of dust formation in the first place shall be adopted, implemented and enforced during the duration of these works.
- (h) Full adherence and compliance and implementation with the 235314 CMR for the site.
- (i) Where practicable, to prevent vibration during excavations works, most modern excavating equipment and the most modern excavation techniques shall be used.
- (l) No demolition works shall be commenced without an adequate water supply to cover the whole working areas.
- (m) Prior any building construction demolition works the presence of rats and/or mice should be ascertained and the contractor shall employ a British Pest Control Association (BPCA) company to eradicate the rodent infestation. .
- (n) 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)).
- (o) 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.
- (p) Full adherence and compliance and implementation with the 235314 CMR for the site.

