

**LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES****236354 Addendum to CMR 236354****Site: 16-20 Red Lion Street, London, WC1R 4PQ****Planning number: 2016/5571/P****Date: 9<sup>th</sup> Feb 2018****Revision:**

I have read the CMP dated 09/02/18 version 1.0 produced by Keith Rankin regarding the above site which, is linked to planning application **2016/5571/P**.

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

The building is a 5-storey office on the corner of Red Lion Street and Sandland Street, where the proposed works are likely to cause great deal of structure borne. This structure borne noise is likely to create a major negative impact to the nearest potential receptors identified in Q8.

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 however, a number of 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:**

- 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 236354)
- 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).
- 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.
- 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).
- 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.

Once the above is provided and approved by the Council, then noisy building deconstruction /construction works could commence with the proviso 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 (CMR236354, attached)
  - Addendum236354 CMR236354, 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
  - Air Quality Assessment 16- 20 Red Lion Street For BNP Paribas Securities Services Trust Company Limited September 2016 XCO2 Job no. 8.798
- (b) In the case, that structure borne noise is likely to occur at party walls or tall or connected 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 likely to be affected. Refer to BS 6472-1:2008, BS5228: 2009+A1:2014, 236354 Addendum - CMR236354.
- (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 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. 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, **16-20 Red Lion Street, London, WC1R 4PQ.**
- (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 236354) 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 236354 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 contactor 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 236354 CMR for the site.

Signed:  .....

Date: 31/5/18 .....

Print Name: KEITH RANKIN .....

Position: PROJECT MANAGER .....