

**1 Triton Square, London, NW1 3DX
240998**

Residential

Ref: SP

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

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

Addendum to CMR 240998

Camden's Minimum Requirements (CMR) number: 240998

Site: 1 Triton Square, London, NW1 3DX

Planning number: 2016/6069/P Residential Revision A

Date: 25th June 2018

Revision: Residential Revision A

I have read the CMP dated 20th June 2018 Rev 3 produced by Richard Cowan – M3 C regarding the above site is linked to planning application 2016/6069/P residential project.

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

The site is within the geographical area of the London Borough of Camden (LBC) and the existing buildings are to be completely demolished and their underground structures removed. The submitted Residential Element Demolition Management Plan (REDMP) deals only with the works associated with the demolition and grubbing out of footings.

Deconstruction process consists of the removal of the existing church and ancillary building and their footings. Sequence of the works during the deconstruction process would be as follows:

- Site set up and hoarding erection
- Protection scaffolding
- Deconstruction of the existing church buildings
- Grubbing out foundations
- Site clearance.

The noisy activities likely to cause some degree of disturbance are:

- The running of engines for delivery lorries, screed pumps etc. (most of these will be enclosed by the existing structure).
- Breaking out the existing concrete structure; columns and slabs during demolition by machine mounted hydraulic breakers and munchers
- Breaking out the existing concrete structure; columns and slabs during demolition by hand held pneumatic breakers

The nearest potential receptors identified are located at:

- 1 – 4 Laxton Place – residential terraced properties to the north
- 9 Laxton Place – a 6 storey residential building to the west
- Esther Randall Court
- Melia White House
- Westminster Kingsway College and grounds including external crèche play space to the east
- Regent's Place Estate to the south including an 8 – storey residential building to the south west
- Party wall awards will be agreed with properties affected to the north (1 & 2 Laxton Place)

There are a number of issues that have not been addressed adequately (e.g. the proposed trigger levels cannot be compared without a base line ambient noise levels). The British Land St Anne's Noise Assessment R03 Dated 5th December 2016 Job 246868.13 is a noise report to fulfil a planning application rather than a noise survey according to BS5228:2009+A1:2014

The following is missing from the submitted CMP:

- No demolition main contractor has been appointed.
- A comprehensive noise report dealing with:
 - (i) ABC +5dB method according BS5228:2009+A1:2014
 - (ii) Prediction of the noise levels at worst affected noise receptor
 - (iii) Full description of the noisy activities and/or operations
 - (iii) Noise sources from plant/machinery/activity
 - (v) Noise type i.e. airborne, ground borne and structure borne (including causes)
 - (vi) Noise impact of nearest building demolition works on existing residents.
 - (vii) Impact of activities likely to be carried outside standard hours i.e. utilities connections, crane arrival and assemblage
 - (viii) Impact of vehicles related to the site in terms of noise during the different deconstruction phases i.e. loading-unloading, etc.
 - (ix) Identification of structure borne noise respite areas during the proposed works (if required).
 - (x) The prediction of noise levels (including structure borne noise) at the potential noise receptors.
 - (xi) The existing baseline of the ambient noise levels.
 - (xii) Identification of the worst affected property by the effect of noise/vibration (including structure borne) and 3D (see CMR 240998) if applicable
 - (xiii) Full details describing mitigation measures to be incorporated during the deconstruction works to prevent noise and vibration disturbances from the activities on the site to the main receptors (including those who will remain in partial occupation during the works).
 - (xiii) Full details describing mitigation measures to be incorporated during the deconstruction works to prevent noise and vibration disturbances from the activities on the site to the main receptors (including those who will remain in partial occupation during the works).
 - (xv) Actions to be taken in cases where these noise levels exceed the predicted noise and vibration levels.
- 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.
- Report from a British Pest Control Association (BPCA) company demonstrating existence /non-existence of rats and mice by using baiting techniques. How
- Action taken to prevent the rodents living in the site escaping the site prior commencing the works and during the works.

Noisy building deconstruction works could commence provided that 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 (CMR240998, attached)
- Addendum CMR 229515, 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
- The most up to date Noise and vibration reports specific to the site to be produced, submitted and approved
- Demolition Management Plan (DMP) Document Reference: to be produced, submitted and

approved

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

1. Structure borne noise at party walls or tall and 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 being affected. Refer to BS 6472-1:2008, BS5228: 2009+A1:2014, CMR240998.
- (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 CMR 240998) 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. (240998 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/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.

GENERAL UNDERSTANDINGS.

- (a) London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pests 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, **1 Triton Square & St Anne's Church Laxton Place, London, NW1 3DX.**
- (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 240998) 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 240998 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 240998 CMR for the site and BS5228:2009+A1:2014.

Signed: _____



Date: _____

14/09/18

Print Name: _____

Mark Markman

Position: _____

Project Manager - MS Consulting