

Olive Morris House building works

At a recent Brixton Neighbourhood Construction Forum (held in April 2020), questions were asked with regards to noise monitoring at the Olive Morris House site and baseline levels. We have explained further on these points below.

Baseline studies or surveys, and the levels that result from the studies, identifies the character of the local area before development begins and helps to determine the initial environmental conditions.

On site

Noise, dust, and vibration monitoring stations will be installed to ensure the works are completed within the constraints of the legislation as provided by the Environment Agency. It is the Environment Agency's guidelines and baselines that we are adhering to.

Noise and vibration from site activities will be managed in accordance with the Section 61 agreement (Control of Pollution Act 1974) which governs demolition activities. All noise and vibration monitoring will be undertaken by competent and experienced staff from 24 Acoustics Ltd. Measurements will be obtained whilst site operations are active (i.e. during the stated working hours).

Noise monitoring instrumentation shall comprise a Class 1 integrating sound level meter, complying with BS EN 61672. The field calibrator shall comply with BS EN 60942. The sound level meter will be externally calibrated every 2 years and the calibrator every year. Significant care will be used to select meaningful monitoring locations.

A daily working action level of 75 dB LAeq, 10 hour has been adopted, applicable at the facade of the nearest sensitive receptors (nearby residential properties). Similarly, for vibration an upper action level of 2 mm/s PPV will be used.

Trigger alerts will be sent from the monitoring system to key site personnel in the event that there is a risk that the daily action level may be exceeded. Upon receipt of a genuine trigger, the contractor will identify the source of the noise or vibration that triggered the alert and undertake an investigation to reduce the risk of disturbance.

Lambeth Council Building Control FAQs

Below are two extracts from Lambeth Council Building Control FAQs to provide more information on what they are doing about noise and ongoing building works.

Q. I am working from home and the building work next door is a disturbance.

Whilst it is appreciated that more people are working from home under the current advice, it should be remembered that audible building works are allowed to take place Monday to Friday between the hours of 8am and 6pm, and on Saturdays between 9am and 1pm and that a reasonable level of certain conditions such as site generated noise, dust and odours may prevail during this time. Breaches of these restrictions or concerns of excessive nuisances, can be reported to our Environmental Health Team on line via <https://www.lambeth.gov.uk/noise-nuisance-pollution-and-anti-social-behaviour>

Q. Are Building Control inspecting building works on sites within Lambeth?

The safety and wellbeing of all Lambeth staff is paramount. As such, any request for our Surveyors to attend sites within our jurisdiction (excluding those sites under the control of private Approved Inspectors) is being risk assessed under an interim triage process. We will determine whether an assessment can be carried out remotely where practical, and/or via

alternative evidence using the best technology available to share information. Where on-site inspections are deemed unavoidable, our staff will undertake such inspections whilst observing government and council issued guidance to safeguard their health and safety on site.