



## Construction and Environmental Management Plan (SCEMP)

This document has been prepared by Faithful+Gould on behalf of Muse Developments and relates to works at Olive Morris House. It has been updated to accord with the recently approved updated version of the project Construction Environmental Management Plan (CEMP)

### What this means for neighbours of Olive Morris House

#### Safety

- The team understands that the community will have many questions and concerns about works being conducted during the Covid-19 pandemic. Please refer to the Brixton Neighbourhood Construction Forum (BNCF) and online in our FAQs, where we are seeking to address these [www.yournewtownhall.org](http://www.yournewtownhall.org)
- This project is progressing with the support of our partners at the London Borough of Lambeth and will continue to be conducted in accordance with the latest guidance
- All works will be conducted in accordance with the Site Operating Procedures published by the Construction Leadership Council (CLC) which aligns with guidance provided from Public Health England
- The CLC Guidelines have recently been revised considering Covid-19 and are available at the following:

<https://www.constructionleadershipcouncil.co.uk/wp-content/uploads/2020/07/Site-Operating-Procedures-Version-5.pdf>

- All works are going to be carried out behind site hoardings to separate the works safely from neighbours and the general public
- Hoardings (*see right*) around the three street facing boundaries of the site will remain in place for a majority of the construction phase
- Protective sheeting (*see right*) will be installed on a full scaffold which will rise with the new building construction



#### Working hours

- Work will be carried out on the site as follows:

Monday to Friday	8am – 6pm
Saturday	8am – 1pm when required (we will try to limit the need to open on Saturdays)
Sunday and Bank Holidays	Closed

- All site workers will arrive on site between 7.30am – 8am but will not start work until 8am
- Under exceptional circumstances there may be the need to extend working hours. These will be notified to neighbours via the look ahead newsletters
- Site workers will stop at 6pm and they will leave by 6.30pm



## Logistics and deliveries



- We will have no deliveries before 8am or after 6pm, unless the delivery requires a police movement order and police escort (wide loads). Should this happen, we will provide notice to you in advance and typical examples will be deliveries of:
  - Demolition excavators
  - Piling rig
  - Tower cranes
- There is no parking on site. No site personnel will park in the neighbouring streets
- All deliveries are booked-in to a delivery management schedule
- We have the use of a pit lane in the Brixton Hill bus lane between 1000 – 1600 each working day
- Vehicles will be held in the suspended bays on Hayter and Sudbourne Road when logistics require this



- No deliveries will wait outside of the site hoardings; our site gate teams will bring deliveries straight into site
- All vehicles brought into site, or leaving it, will be under the control of a Traffic Marshalling Team
- Whilst vehicles are waiting to be unloaded or loaded within the site hoardings their engines will be turned off
- Where possible, the number of lorries coming into and leaving the site is being kept to a minimum
- The majority of deliveries will be dropped in the temporary pit lane on Brixton Hill once the gantry is in place and tower cranes installed

## Noise

- The next phase of demolition includes the ground floor slab and basement. Sound absorbent panelling 2.4m high will be installed at the base of the full length of the rear boundary wall to keep noise to a minimum
- The additional 3m high privacy screen above the rear boundary wall will remain
- For the piling, we will be using a method which screws the piles into the ground instead of hammering them in, again reducing noise
- Noise meters are installed around the site to monitor the noise levels of works
- Calibrated hand held monitors will take twice daily readings to supplement the record of readings



## Vibrations

- As already referenced, we will be screw-installing piles as opposed to hammering these in, which will reduce vibrations
- Vibration monitors are installed around the site
- All machinery being used has been selected because they limit vibration



## Dust



- The additional 3m high screen above the rear boundary wall will be retained for the period of the remaining basement demolition and early construction phases including its alarm system
- The wheels of all vehicles are jet-washed if necessary before leaving the site so that dust and dirt are not carried onto local roads
- During demolition a suite of strategically placed mobile misters are employed to react to changing environmental conditions with wind speed and direction to ensure that dust is damped down at the source so this does not carry in the air

## Considerate Constructors

- This site is registered with the Considerate Constructors and we will abide by the requirements of the Scheme
- For further information about the scheme - visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk) or call 0800 783 1423



## Works carried out to date

- Phase 1 of the demolition works was completed back in the autumn of 2019, this consisted of the removal of the north link bridge wing above the vehicle entrance from Sudbourne Road
- Phase 2 demolition is nearing completion, this consists of removal of the building down to the top of the ground floor slab and work is due to finish on Friday 09 October

## Works for the next three months

- **Early Oct** - Phase 3 works commence
- **Mid Oct – end Nov** – Install temporary basement support structure
- **Mid Oct – end Dec** – Demolish existing basement structure
- **End Nov – early Dec** - Erect gantry over Brixton Hill pavement
- **Dec** - Install welfare accommodation on gantry
- **Dec** – The site will be closed between Christmas and New Year



## Ongoing Community Engagement

Muse Developments and Lambeth Council has been committed to community engagement throughout the Your New Town Hall (YNTH) project

McAleeer & Rusche will have a dedicated Community Engagement Officer throughout their construction works. There will be a dedicated email address set-up which will be the monitored point for communication between residents and the construction team

For OMH, engagement will be ongoing:

- BNCF every three months
- Regular Website updates
- Ongoing community enquiries support – telephone, email, postal
- Updated monthly newsletters throughout
- Letters to impacted parties on specific aspects of works
- Stakeholder engagement on community arts project for hoardings
- Summary Construction and Environmental Management Plan (SCEMP) for community monitoring



## Contacts and information

- Community engagement is in place and will continue throughout the project. This will now be led by the Main Contractor McAleeer & Rusche. G L Hearn will continue to manage the website and they can be contacted on 0344 225 0003 or at [yournewtownhall@glhearn.com](mailto:yournewtownhall@glhearn.com) with any questions or concerns
- The project website [www.yournewtownhall.org](http://www.yournewtownhall.org) will regularly be updated with contact numbers; the website will be updated throughout the build programme with construction information
- The Community Engagement Officer is now appointed, starting week commencing 19 October, we will start to issue monthly project newsletters with construction progress updates via email (if registered) and letter drop
- A community notice board is in place in front of the site and the latest project announcements will continue to be posted there