

THE TEAM

Who is delivering this project?

The redevelopment of Olive Morris House is part of the Your New Town Hall project, being delivered by Muse Developments as development partner, and on behalf, of Lambeth Council.

Who is the contractor for demolition?

O'Keefe (see contact details below in 'communications' section).

Who will the contractor be for the main works?

Muse has just announced that McAleer & Rushe will be contractor for the main works contractor commencing in August/ September 2020. The contractor will be introduced to residents at the next Brixton Neighbourhood Construction Forum in June.

McAleer & Rushe is one of the UK's largest design and build construction companies with nearly 50 years of experience and £350 million in managed assets.

www.mcaleer-rushe.co.uk

TIMESCALES

What is the current programme?

01 Jun: Hoarding installation commenced
28 Jun: Complete sheeted scaffold envelope
28 Jun: Complete soft strip
29 Jun: Main frame demolition
20 Jul: South wing demolition
25 Aug: Phase 2 demolition complete
25 Aug: Phase 3 demolition commences

What about daily activities?

The site working hours are Monday-Friday, 8am-6pm and 8.00am to 1.00pm on a Saturday. However, Muse has requested that O'Keefe not to carry out any noisy works before 8.30am or after 5.30pm on a weekday and on Saturdays.

The site workers have been informed of the opening hours of the site and have been asked to wait in their vehicles, away from the site, if they arrive early. All operatives have been fully briefed on these requirements i.e. that they must not loiter outside of the site and that they will not be let in before 7.50am.

Enabling works commenced on 20 April and the demolition works proper are starting in early June. During the basement works period, the contractor has agreed to a '3hours on, 2 hours off' approach i.e. some noisy works take place for 3 hours and then stop for 2 hours, and so forth, during the day.

MANAGEMENT OF WORKS

Monitoring environmental conditions

All the necessary pre-commencement surveys and tests on the site have been carried out.

With regards to noise, dust, and vibration, the required monitoring stations were installed from the outset to ensure the works are completed within the constraints of the legislation set by the Environment Agency. Should anyone have any concerns with this, we encourage them to speak to us in the first instance but as a secondary approach, issues can also be raised with the Environment Agency as it is this body which monitors the levels.

An extract from Lambeth Council Building Control FAQs also states: *"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> “

Construction Environmental Management Plan (CEMP)

The CEMP provides details of the works being undertaken on the Olive Morris House site and the purpose of this is to:

- Describe the nature of the construction activities
- Summarise the likely environmental issues that may arise during construction such as noise, dust and vibration
- Specify the team's approach to managing these
- Outline the construction and demolition programme

This full document, as well as a shorter summary version, is provided on this website on the construction page.

Also, the Olive Morris House site-specific operating procedures policy, and the Construction Leadership Council guidelines which have recently been revised in light of COVID-19 are also available online. You can read and/or download these documents from the website.

The Project Managers and H&S consultants have been carrying out regular audits to ensure the demolition contractor follows these guidelines to ensure the health and safety of their site team and general public, which is our number one priority.

Pre-commencement surveys of neighbouring residents

The methodology* that has been chosen to carry out the demolition of Olive Morris House, and the fact that the building will only be taken down to ground floor at this point, mean that this is not a 'vibration heavy' stage of works.

With this in mind, we have carried out pre-condition surveys for the neighbouring properties to Olive Morris House which is an entirely appropriate scope for this stage of works. However, we will be monitoring the vibration levels of the works via installed vibration monitors which is in line with Environment Agency requirements.

We cannot offer to do this for all properties in the immediate area. However, if a resident does notice any changes to their home and believes it to be in relation to the Olive Morris House demolition works, we encourage them to get in contact with us to discuss the changes and if so, an independent surveyor will be appointed. If the resident has any issues with the results, they can employ their own surveyor (paid for by Muse) and if there are any damages found to be in connection specifically with these works, the appropriate action will be taken and dealt with via the project's insurance.

**The building will be taken down from the inside, floor by floor, by small excavators with waste removed via the internal lift shafts.*

TRANSPORT & ACCESS

Vehicles accessing the site

The majority of vehicle movements and plant deliveries on and off our site are via the existing North (Sudbourne Road) and South (Hayter Road) vehicle entrances. Vehicle access is booked in advance and managed by a permanent on-site banksman. No vehicles are allowed onto site before 8am or after 6pm.

All vehicle movements in and out of the site are managed at each entrance by banksmen, who direct the operations and ensure no conflict between pedestrians and vehicles. Where drivers have very occasionally diverged from this access plan, this has been down to human error or blocked access/exit routes which is something O'Keefe have been working hard to address. On the rare occasion that drivers unfortunately do make incorrect turnings, banksmen are always available to manage access corrections safely.

No commercial vehicles will be parked on adjacent streets or left idling; however there will be isolated times when O'Keefe/McAleer and Rushe will have large plant delivered to site (e.g. a mobile crane to land demolition plant on the roof) or when they simply cannot get large plant into the rear building access and it would need to be tracked into site therefore, it will be necessary to off load in the loading bay on Sudbourne Road machinery that is too big to be maneuvered into place while on the delivery vehicle. We will keep you informed on the rare occasions this happens.

Workers driving to site park inside the basement of the building and all operatives have been briefed on this provision. After government restrictions are lifted, site workers will be able to travel on public transport and not by car, thus reducing car journeys to site.

The demolition works will not impact the peak hours bus lane in operation between 07:00 and 10:00 and between 16:00 and 19:00. We are in dialogue with TfL with regards to the demolition works.

Suspension of parking bays

The team acknowledges that there have been issues with accessing/ exiting the site as has been reported by O'Keefe as well as residents. Most recently, one issue of access related to a car parked at the very edge/ overhanging the parking bay which did not allow the contractor's vehicle the space for manoeuvring that it needed to travel in the intended direction, meaning a divergence from the CEMP in relation to exit routes.

In order to resolve this issue and comply with the access/ exit approach outlined in the CEMP, Muse/ O'Keefe applied to Lambeth Council to suspend part of one of the parking bays on Hayter Road to and this request was expedited. Permission was granted and part of the bay is now suspended until 26 August. At that end point, the suspension will be reviewed with the main contractor to consider their access requirements going forward.

Closure of footpath

Following a redesign of the scaffolding and hoarding, during the demolition works no footpaths will be closed.

ENVIRONMENTAL

Noise

Due to the nature of the demolition works and how this is a sensitive urban site, there will be times when there are noisy works, which we fully appreciate may cause some upset local residents. We are communicating much more with stakeholders and residents, as we try to forewarn people what is going to happen when. We are also working hard to use methods which minimise noise impact for neighbouring residents as much as this is possible. The methodology that we are using to carry out the demolition works is one that should create a lesser impact than others (as described elsewhere in these FAQs).

Noise, dust, and vibration monitoring stations are installed around the site to ensure the works are completed within the constraints of the legislation. We provided a note on the baseline and noise information, which you can read [here](#). We apologise for any inconvenience the noisy works may cause, but unfortunately demolition and construction works are noisy, and a certain level of noise is allowed during certain hours. The team, however, will do as much as they can to mitigate noise impacts.

The working hours remain as Monday-Friday, 8am-6pm. No work will be carried out outside of these times or on weekends or public holidays. Exceptions to the above planned working hours, should they become essential, will be advised in advance in the regular newsletters, and they will not be noisy works. Muse and Lambeth Council are currently exploring the potential to provide safe respite spaces during noisy works. Provision of any respite space will be subject to Covid-19 lockdown and social distancing rules. Muse will provide a further update on this in due course.

Dust

Dust/ particle levels will be controlled by dampening down works where there is a risk of dust. The appropriate cutting, grinding or sawing equipment will only to be used with suitable dust suppression equipment or techniques. We will ensure adequate water supply and pressure for effective dust and particulate matter suppression. The small excavators and Brokk machines will be equipped with water spray attachments to minimise dust at the source.

In addition, the whole building will be surrounded on all sides by hoardings and fully encased by scaffolding sheeting to keep any escaping dust within the confines of the construction site. It is also worth noting that the methodology for demolition will itself minimise dust as the building is being taken down from within, floor by floor, rather than being demolished in its entirety externally. Only the final

frame of the building will be taken down externally but again, residents will be protected by the scaffolding sheets and dust suppression systems.

Dust and air quality monitoring systems have been installed from the outset so any emissions can be controlled through careful and effective site management.

Asbestos

There was a low-level form of asbestos on the site within the putty around the building's windows. This has now been almost all removed, by expert contractors, behind tents which were moved around the site as these sensitive works were carried out. The asbestos waste has been removed and disposed of safely in line with stringent asbestos removal guidelines. Anything with asbestos was securely double-bagged, sealed and placed in secure and lockable asbestos waste skips before the material left the site. The material was sent to a licensed asbestos-waste receiving facility. You can read more about the asbestos removal in our Construction Environmental Management Plan.

Rights of Light

Muse Developments appointed a specialist company, The Chancery Group, to assess Rights of Light in relation to residential properties surrounding Olive Morris House, on the basis of the new development to be built. The assessment was carried out using industry standard formula and only those that have been identified as being impacted by the new development received a letter about this.

If a resident disagrees with the view that they will not be affected, they are within their rights to challenge and appoint their own surveyor to review this, however this will be at their own cost. If their results differ considerably to what is outlined by our surveyor and we agree to pay significant compensation, then the costs for that surveyor will be met by Muse.

Respite provision

As part of some of the earlier phases of Your New Town Hall, Muse was able to provide respite facilities for those who met specific criteria (permanent home workers and the elderly/health vulnerable) in properties that were most impacted.

With regards to neighbours of Olive Morris House, Muse is currently exploring with Lambeth Council whether it might be able to provide safe respite spaces, in line with current social distancing regulations.

The ideal would be to provide such spaces from summer but most certainly by the time the noisier basement works commence in autumn 2020. The provision of any respite space will be subject to Covid-19 lockdown and social distancing rules and Muse Developments will provide a further update on this in due course.

COMMUNITY BENEFITS

As well as providing much needed new homes, including affordable housing, there are a number of additional financial/ other benefits which will be realised by the Your New Town Hall project, of which Olive Morris House is the final phase.

The majority of these benefits have been captured within the project's Section 106*. We have posted the s106 information to the website as it is quite extensive and covers a broad range of issues including public realm and townscape, transport and movement, skills and employment, and affordable housing.

One such important project is the Olive Morris House legacy works and Muse Developments and Lambeth Council have been working with the Olive Morris Collective – an organisation looking into ideas for tribute works for Olive Morris House. Lambeth Council and Muse Developments have just issued a grant agreement for the first £25k of the funding.

A section of the hoarding on Brixton Hill will also be dedicated to community art projects. Stakeholder consultation to determine the scope of this will commence in summer 2020.

**S106 is a legal agreement between the planning applicant and the local planning authority used to mitigate the potential impacts of the new development on the local community and infrastructure.*

COMMUNICATIONS

Who do I contact with questions/ issues during office hours?

GL Hearn manages an 'Issues tracker log' to ensure all matters reported by residents can be recorded, reported to Muse immediately, and dealt with as soon as possible. During office hours*, please contact GL Hearn on:

0344 225 0003

olivemorrishouse@glhearn.com

Voicemails or emails can be left outside of Mon-Fri 9am-5.30pm but will not be responded to until the team is back in the office.

Who do I contact with questions/ issues out of office hours?

If you need to report an emergency issue outside of office hours (i.e. in the evenings or over the weekend), please contact Jason Beard*, Project Manager for O'Keefe, on 07976 390 593.

**Please note that these contact details have changed as Declan Kelly, previous Project Manager, had to be replaced due to ongoing family matters.*

BNCF

As with all the buildings that make up the 'Your New Town Hall' (YNTH) project, Muse Developments and Lambeth Council remain committed to community engagement throughout.

For earlier YNTH developments, the team held regular community meetings throughout the demolition and construction phases to ensure residents knew what was happening when, and to allow them to discuss and ask questions about all aspects of the works. These community meetings were called the 'Brixton Neighbourhood Construction Forum' (BNCF). This group has been re-established to discuss Olive Morris House works, the final phase of the YNTH development.

Due to current Government Covid-19 restrictions on social distancing, to begin with, we are taking these sessions online so that residents still have the opportunity to discuss these works directly with representatives from Lambeth Council, Muse Developments and GL Hearn (community engagement advisors).

We held two online BNCF meetings for residents in late April and are holding another two in June 2020. It is likely that there will be a further session/s held in August/ September to mark the end of phase 2 demolition and the commencement of phase 3 works with the main contractor.

Ongoing engagement

In addition to the BNCF sessions, GL Hearn has been providing almost weekly email updates to local residents who registered to be kept informed*; information has been sent out as soon as updates come through about the programme and site activities.

From early June, these updates are being formalised with O'Keefe when they will be providing GL Hearn with weekly updates to let residents know what has been happening on site in the past week and what is planned for the following two weeks. The team (through O'Keefe and GL Hearn) will endeavour to ensure that we give residents at least two weeks' notice for any unusual events which form exceptions to activities outlined in the CEMP. In advance of circulating these weekly updates to residents, GL Hearn will be reviewing information provided by O'Keefe and asking for more description where it is felt this would benefit residents and help them to understand the realities of what those activities will look and sound like.

The project website will continue to be updated on a regular basis to ensure this is up to date.

**Please note that due to data protection, only those who have registered with GL Hearn specifically to be kept informed about Olive Morris House will receive these updates.*