

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 will the contractor be for the main works?

McAlee & Rushe are the principal contractor for the main works which commenced in September 2020.

McAlee & Rushe have experience in working alongside the client Muse Developments previously in delivering successful projects. You can find out more information via their website at

www.mcaleer-rushe.co.uk

TIMESCALES

What is the current programme?

Works will continue on site until November 2022.

The site working hours are Monday - Friday, 8:00am to 6:00pm and 8:00am to 1:00pm on a Saturday.

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.

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 (CLC) 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 CLC website.

The council have appointed an independent CEMP manager who will be visiting site on a weekly basis. Their weekly reports will be uploaded to the website.

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 permanent on-site Traffic Marshals. 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 Marshals, 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 McAleer & Rushe have been working hard to address. On the rare occasion that drivers unfortunately do make incorrect turnings, Marshals are always available to manage access corrections safely.

In the event of an emergency or any unforeseen circumstances Beverstone Rd can be used but this is seen as a last resort and the marshals will oversee management of the diversion.

No commercial vehicles will be parked on adjacent streets or left idling.

ENVIRONMENTAL

Noise

Noise will be created due to the nature of the works and this is a sensitive urban site. There will be times when there are noisy works, which we fully appreciate may cause some upset to local residents.

We are communicating with stakeholders and residents to try and forewarn people what is going to happen and when. We are also working hard to use methods which minimise noise impact for neighbouring residents as much as this is possible.

Noise, dust, and vibration monitoring stations are installed around the site to ensure the works are completed within the constraints of the legislation.

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, 8:00am to 6:00pm and Saturday 8:00am to 1:00pm. No works will be carried out outside of these times or on Sundays and Public Holidays. Exceptions to the above planned working hours, should they become essential, will be advised in advance in the regular newsletters.

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 be used with suitable dust suppression equipment or techniques. We will ensure adequate water supply and pressure for effective dust and particulate matter suppression.

In addition, the whole building will be surrounded on all sides by hoardings and the north, south and west elevations will have an acoustic barrier. As the building frame progresses, the frame will be fully encased by scaffolding sheeting to keep any escaping dust within the confines of the construction site.

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

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.

A section of the hoarding on Brixton Hill will also be dedicated to community art projects.

COMMUNICATIONS

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

McAleer & Rushe have a dedicated Community Engagement Manager whose contact details are at the bottom of this page.

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.

Ongoing engagement

In addition to the Brixton Neighbourhood Construction Forum sessions, McAleer & Rushe are providing monthly newsletters and regular bulletins regarding the programme and site activities.

Our Community Engagement Manager is available by phone and email. They are also happy to hold Teams calls with residents if this is the preferred method.