



**CONTROL OF DUST, NOISE AND VIBRATION- CONSTRUCTION
STATEMENT**

AT

108 LONDON STREET

READING

BERKSHIRE

RG1 2AR

PREPARED ON BEHALF OF

108 LONDON STREET DEVELOPMENT LTD

25th SEPTEMBER 2019

1.0 INTRODUCTION

1.1 Project Overview

The project involves conversion of the 3 storey, plus basement, Grade II listed office building known as 108 London Street, to 7 no. self-contained residential dwellings. The property includes a rear two-storey extension which is known as Prince Regent's House and accessed via St Giles Close.

The conversion works have been consented under planning permission 181218 and 181223 Listed Building Consent. This statement has been produced in order to satisfy planning condition no. 9 from the Listed Building Consent no. 181223;

"No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented."

This statement outlines the risks associated with the works which could potentially impact upon the noise, dust and vibration impact on neighbouring properties and outline the mitigation works, construction methods and required works that will be implemented in order to minimise these elements.

1.2 Works Required

The enabling and strip out works of the property will include removal of building materials, partitions, ceilings and other building components. Part of the floor coverings, ceilings and fixtures and fittings had already been stripped out prior to acquisition of the property by 108 London Street Development Ltd, which will therefore reduce the amount of the strip out works required as part of this development.

Noise and vibration and dust shall be controlled to ensure that the development is operated in a way that minimises the detrimental impact on the amenities of local residents and building occupants.

2.0 CONTROL OF NOISE

On site, where construction work is in progress, all personnel will have the responsibility to see that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable the disturbance shall be minimized or attenuated. This shall be achieved by the appropriate choice of technique or timing, or the shielding or protection of equipment as necessary.

Best practice will be adopted, in particular adhering to BSI Code of Practice BS5228-1 2009 for noise and vibration control on construction and open sites.

Points of action will include:-

- (a) Turning off equipment when not in use.
- (b) No combustion engine equipment to be used on the site.
- (c) The fitting of silencers to electric and pneumatic machinery
- (d) The site hoarding acting as a barrier to noise.
- (e) Ensuring good relations with tenants and occupants of surrounding area.

No work will be carried out outside the permitted hours. The building work shall be carried out in a way that inconvenience to the public will be minimised. Working hours will be Monday to Friday 08.00 to 17.30. Saturdays 09.00 to 13.00, No working on Sundays, Bank holidays or holidays.

Noise will be kept to a minimum at all times and any further restrictions imposed under the terms of the contract will be adhered to.

3.0 VIBRATION

The works being undertaken which will cause vibration in respect of this development will be in relation to the installation of additional foundations and excavations for the rear staircase, cutting of the concrete floor and demolition (removal of existing partitions).

Construction methods that involve ground-borne vibration will be kept to a minimum.

Where possible these operations breaking out undertaken by hand with small tools. Otherwise, the smallest machinery will be employed if necessary. It should be noted that vibration can be accumulative and so where possible vibration sources shall be operated separately. Exposure to vibration will be identified in RAMS. Adequate control measurements will be put in place to eliminate the effects of vibration and to reduce exposure to it by having suitable breaks.

4.0 DUST / AIR QUALITY

A building project may affect the air quality in around the construction site. This usually takes the form of dust created during construction activities. Dust can be dirty and it can cause a nuisance. There are a number of routine tasks that are capable of producing levels of dust. These might include:-

- Breaking out or cutting or chasing concrete and brickwork
- Cutting roofing or other types of tile
- Mixing mortar or concrete on site
- Demolition work in general
- Sawing and sanding timber and plasterboard.

A number of factors might contribute to increased levels of dust.

- High-energy tools like grinders, drills and cut-off saws can produce a lot of dust
- Prolonging the duration of a tasks will enable the build-up of dust

Site personnel will be instructed on the risks of dust and how it can be a nuisance to the public and how in the extreme case how it can harm their health. Dust control measures will be in place.

There are a number of important principles / methods to consider when controlling the level on of dust during construction activity:

- Use on-tool dust extraction systems, such as collection bags, fitted to the equipment creating the dust
- Use water to dampen down the dust, for example when cutting accrete or brickwork
- The use of barriers, screens or tarpaulin around the site boundary and covering skips and materials in external areas
- Clean down the areas of work after dust-creating activities
- Delivery vehicles and skip lorries will have their loads fully sheeted

The contractor will undertake regular inspections of the equipment and the cleanliness of the site to help ensure that there is minimal dust pollution and that air quality is maintained.

The HSE Construction Information Sheet No. 36- Construction dust- is to be consulted by the Contractor prior to undertaking any construction works which could cause potential dust contamination. This document is to be referenced within the Contractors RAMS prior to undertaking these works.

5.0 RELEVANT LEGISLATION

All construction work ought to be carried out in a considerate and proper manner and reasonable steps should be taken to help prevent undue inconvenience to neighbours and the public. This will include nuisance relating to noise and vibration, dust and air quality.

There are environmental and safety requirements relevant to construction work.

Noise

Under the Control of Pollution Act 1974, Part 3, Environmental Protection Act of 1990 and the Noise Regulation Act, 'noise' is identified as a form of pollution and so it can be classified as a nuisance.

Vibration

Under the Control of Vibration at work Regulations 2005, vibration shall be minimized / attenuated by choice of technique, timing, shielding or protection, as appropriate. The following parts of the British Standards Institution code of practice for noise and vibration control on construction and open sites, numbered BS 5228, are approved for the purpose of giving guidance on appropriate methods for minimising noise from those sites:—

- Part 1: Noise, numbered BS 5228-1:2009
- Part 2: Vibration, numbered BS 5228-2:2009

Dust / Air Quality

Under Part III of the Environmental Protection Act 1990 Dust / Air Quality may constitute a statutory nuisance.

Other relevant legislation includes the Air Quality (England) Regulations 2000.