

Cundy Street Quarter – Demolition FAQs

1. What will the standard working hours be?

We follow Westminster City Council's standard hours, although these allow for works on a Saturday, we will attempt to limit works at this time:

- Monday to Friday: 8am – 6pm
- Saturday: No work unless pre-planned in which case 8am – 12:45pm
- Sunday and Bank Holidays: No Work

2. Who do we contact in an emergency?

To contact the demolition contractor JF Hunt please get in touch with:

- Michael Weller, John F Hunt, Project Manager 07377 545887
- Tom Seath, John F Hunt, Community Liaison Officer 07971 729662
- Paul Wightman, John F Hunt, Safety Officer 07890 380356

To contact the overnight security W4G please contact:

- Oliver Johnson, W4G, Overnight Security 07728 902098

3. How will air pollution be monitored?

We will install Air Monitors around the perimeter of the site which will constantly measure dust volumes at the boundary. These monitors will immediately alert the site management of any unlikely exceedance, at which point operations will immediately stop and methods reviewed.

All demolition works will be subject to effective dust suppression at the face, by using industrial 'Water Mist' suppression and high pressure hose suppression with water that is driven by a pumped system. This ensures that dust is eliminated at the source at all times.

Each building will also receive a protective wrapped scaffold which ensures the majority of dust is contained within the building during demolition.

We will use 3D modelling software to provide a visual representation of our impact on sensitive receptors for noise, dust and vibration. This provides us with accurate data to build mitigation strategies and to identify high-risk areas. Using available wind direction data and local structurally sensitive buildings also allows us to identify the most suitable locations for dust and vibration monitoring. This allows us to ensure we can measure air quality as the wind travels across the site and calculate the net difference attributed to the site.

We will use high-specification monitoring equipment which meets all UKAS and local minimum requirements. The equipment allows for 24/7 remote access thereby allowing us to react to any abnormal or unplanned exceedances outside of the Section 61 limits. The remote access monitoring also enables us to minimise the time needed to rectify any immediate issues, plan for either further mitigation measures, or manage a more permanent change of our method.

The use of an online server means that access to the monitoring data can be provided to the project team and client, the Local Authority and residents for full transparency. In preparation for this project, we initiated CadnA modelling with the chosen methodology and used existing noise, dust and vibration data from our Ebury Bridge site to make informed decisions. We have used this data to provide an indication of background noise until more in-depth investigations can be conducted.

4. How will you monitor noise?

Environmental monitoring (noise, dust & vibration) will be carried out through the duration of the project.

After establishing baseline readings during our lead in period, we will re-assess our proposed methods to ensure all works fall within the required criteria. Our proposed locations for combined noise, dust and vibration monitors target the key sensitive receivers being Walden House, the Coleshill Flats and Cundy / Ebury Street. With real time monitoring and trigger alert technology, we are immediately notified and able to respond should there be any exceedances or concerns. To supplement the proposed monitoring strategy, further attended monitoring will be undertaken during the works as needed i.e. key works adjacent to UKPN infrastructure. Environmental Reports will be issued on a monthly basis and will be transparent to all residents.

Our team will constantly identify future noisy work activities in advance, and will aim to give at least 3 days' notice to adjacent stakeholders and residence in the zone of influence. The notice will be put on the Project Website and will be emailed to the individuals on our database.

5. How will you deal with construction vehicles and safety?

Subject to approval from Transport for London and Westminster City Council, all access and egress to and from site will be via a new site entrance which will be formed on Pimlico Road. Utilising Pimlico Road for access and egress will reduce congestion on nearby roads, will provide a more direct link to the major road network and will reduce the need for regular parking bay suspensions along the surrounding residential roads. It is anticipated that a new crossover (site access and egress) will be installed prior to the commencement of the demolition works. Due to the timescales involved we will need to use existing entrances on Cundy and Ebury Streets for some of the preparation works.

All vehicles accessing site will be pre-planned and managed by our team of traffic marshals. We will be maintaining clean surrounding roads by jet-washing vehicle wheels on exit, covering waste loads with secure sheets and inspecting local roads for cleaning as needed.

Vehicles are FORS Silver at minimum and comply with CLOCS standards with white noise sound warnings helping protect vulnerable road users and the environment.

6. Do you intend to use temporary traffic lights?

We do not intend to install temporary traffic lights for the purpose of controlling access for construction traffic in or out of the site entrance. The process will be controlled by traffic marshals and via a system of pre-planned deliveries so that vehicles do not arrive at the site entrance *ad hoc*.

As part of the process for creating a new site entrance on Pimlico Road, Westminster City Council may require us to set-up temporary traffic lights, but the methodology is still under review and these works will be undertaken by a specialist contractor.

7. How will vehicles be managed when waiting to access the site?

Site delivery and collection vehicles will be co-ordinated at intervals to ensure there is no build up on streets around the site. School drop-off times will be prioritised to ensure our site vehicles avoid these times. The site project managers and procurement department will ensure these times are

issued to all suppliers and services as per the Traffic Management Plan, to ensure they do service the site at these times. Traffic marshals will ensure that the traffic is actively managed.

8. How will the conduct of construction workers be managed?

Initially, all new workforce members will be inducted into the site procedures and rules, which will focus on behaviour and conduct. The core John F Hunt work team have an instilled professional culture which is monitored by the site management team, and also our safety department who perform stand-downs and safety talks on a regular basis during the project. Any misconduct will be immediately highlighted by the core site team to the Project Manager who will deal with the individual as per the John F Hunt company procedures for misconduct.

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Health & Safety 12

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9. How will lighting be used?

All original street lighting will be maintained where possible, but where a light may be lost we will replace it with a temporary LED light which provides the same lumens and effect. All pavements except on the Cundy Street Elevation will be maintained at the minimum 1.2m width as per the Westminster City Council Highways Code so as to maintain a safe walking route for children and pedestrians, and these pavements will at all times be suitably lit as described above.

We will furnish our perimeter hoardings with LED lighting as per the Westminster Code of Construction Practice. These lights will operate between dusk to dawn on a night sky timer to ensure pedestrians are always walking on a safe lit pavement.

Internally in the winter months, we will utilise temporary lighting in the site that will face away from surrounding properties. These lights will be perched high but will face down to eliminate any direct shine into surrounding property windows.

10. How will the site be secured and will CCTV be used?

Site security measures on site will include technical systems such as intruder detection, lighting, remote monitored CCTV with emergency response, biometric access control systems, radios permitting constant contact, alarm warning system, as well as containment measures such as fences, gates, and barriers. In addition, traffic marshals and public facing staff will be issued with body cameras to ensure accountability. We will utilise a night time/weekend security company to perform regular perimeter patrols of the site and to monitor the CCTV at all times.

11. Will the pavements remain open?

Yes, we have designed our hoardings to ensure the pavements are maintained. Initially Cundy Street will have one side of the pavement closed and five car parking bays suspended but there is safe immediate access to the opposite pavement on what is considered a road of low traffic volume.

12. Are there provisions for regular window cleaning services?

John F Hunt will incorporate dust suppression techniques that will eliminate the migration of dust outside the site boundaries, so it is unlikely that local residents will suffer from any dust settlement on their windows. John F Hunt will review and monitor this during the demolition stage to ensure dust is proactively managed and not reactively.

13. What do you estimate the timings to be ?

Start dates and estimated finish dates for both phases

Phase 1 Start Date: 14th March 2022

Phase 1 End Date: 26th October 2022

Phase 2 Start Date will be confirmed shortly.

14. Will you be providing a regular newsletter?

Yes, we have already started issuing newsletters locally and have distributed them to addresses locally. You can also find these on the project website (www.cundystreetquarter.com). We will issue communications via email and on the website where there are more immediate communications regarding any changes or unexpected deliveries or events.

The John F Hunt management team are on-site at all times, and are committed to being available for any queries, concerns or assistance to the local residents. We invite you to visit us at any time on the project without notice, to discuss any topic with our Project Manager and Community Liaison Officer. It is imperative that we do not cause disruption to your normal day to day lives.

Please note we will be available for 2no half-day visits a week in our Community Liaison Office at No 20a Pimlico Road on the mornings of Tuesday and Thursday.