

City of London Corporation

Construction Work Activities on Saturday in the City of London

Consideration of the impact of Saturday construction

The City Corporation is reviewing the existing ‘standard hours’ arrangements for Saturday mornings for construction type activities. We are asking for comments as widely as possible so that our elected Members are aware of your views when considering this matter.

Introduction

The high level of development in the Square Mile, including major office redevelopments in the east and infrastructure projects has the potential to have significant environmental impacts on occupiers of nearby premises. Protecting City businesses, residents and other noise sensitive premises (e.g. schools) from noise and vibration impacts of construction sites is a necessary part of ensuring the City is an excellent place to live, work, learn and to do business.

“Noisy” work in this context is usually defined as being ‘where audible at the site boundary, or another location agreed by the City, and/or is likely to cause disturbance.’ The standard hours for design and planning purposes on sites and construction type activity are set out in the Code of Practice for Deconstruction and Construction (the Code) and can be found at www.cityoflondon.gov.uk/noisestrategy, and include ‘quiet hours’ as stated below.

‘Standard hours’ currently permitted for **noisy** work are normally as follows:

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday) which may be amended to 0900-1400 in predominantly residential areas;
- No noisy working is permitted on Sundays, Bank or Public Holidays. Within the standard hours there are ‘quiet hours’ (normally 1000-1200 and 1400-1600 Mondays to Fridays) to protect commercial neighbours in normal working hours.

Outside ‘*standard hours*’ and during ‘*quiet hours*’ the following noise generating activities are not usually permitted where the activities are likely to cause disturbance:

- Cutting using power tools;
- Breaking out using power tools;
- Other noise generating activities, depending on the specific location of site and neighbours.
- The use of impact fasteners;
- The loading of heavy materials;
- Other noisy activities, depending on the specific location of site and neighbours, deemed unacceptable by Environmental Health Officers (EHO).

“Other noise generating activities” may depending on the circumstances include, for example, erection and dismantling of scaffolding and cranes, road resurfacing, vehicle movements.

Allowing some hours of noisy working on Saturdays can have the effect of reducing the overall time taken for projects to complete and for any disturbance to last for a shorter overall period. However, this needs to be balanced against amenity for those in the area.

Noisy work outside of the 'standard hours' or during 'quiet hours' may currently be permitted where this is aligned with the needs of local neighbours and City businesses. When requests from contractors for variations to hours of work are made the typical matters considered include the proximity to residential properties, places of worship or hospitals. Variations to these hours may be approved for works where impacts can be expected to be low; are in locations where there are no affected neighbours or for safety, logistics or engineering reasons. Variations may be refused if the impacts on neighbours are considered high and cannot be mitigated or previous variations have not been fully complied with.

Saturday work for construction activity is considered the industry norm and has been accepted nationally. It helps in practical ways as, for example, fewer people and vehicles are on the street at weekends so there are less public safety implications with works, and it is easier to move large vehicles and loads on streets. Projects use the additional hours to carry out works which speeds up the completion of projects and reduces the length of impact on neighbours. Some recent changes have occurred in London started because of the impacts of neighbours constructing extended basements in the Royal Borough of Kensington and Chelsea resulting in specified construction activity being stopped on Saturdays. A variation of this has also been introduced within the City of Westminster.

Impact of Saturday Working

The City has been asked to consider the principle of ending or revising the 'standard hours' working arrangements for Saturdays.

Consultation Questions

For the City Corporation's elected Members to assess this issue we request responses to the following question starting on the next page: -

All responses should be returned to

Address

Web link

By XXXXXXXXXX

Thank you for your time and help.

| | | |
|-------------------------------------------------------------------------------------------------------------|----------------------------|-------------------|
| 1. Are you or have you been affected by noisy Saturday construction work activity? <u>Please Circle.</u> | | |
| <u>Positively affected</u> | <u>Negatively affected</u> | <u>No Opinion</u> |
| <u>If so, How? Answer below.</u> | | |
| | | |

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|----------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------|
| 2. How do you think you would be affected if noisy construction work was not permitted on Saturdays? <u>Please Circle.</u> | | |
| <u>Positively affected</u> | <u>Negatively affected</u> | <u>No Opinion</u> |
| <u>If so, How? Answer below</u> | | |
| | | |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------|
| 4. Do you think that, unless permitted in emergencies or upon special application (such as e.g. for public safety reasons, or where local neighbours would prefer it to speed up the project overall), there should be no noisy works permitted on Saturdays? <u>Please Circle.</u> | | |
| <u>Yes</u> | <u>No</u> | <u>No Opinion</u> |
| <u>Yes</u> | <u>No</u> | <u>No Opinion</u> |

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------|
| 3. Do you think the existing Saturday permitted hours for noisy work activity (08.00-13.00 across the City, 09.00-14.00 in in predominantly residential areas); should continue? <u>Please Circle.</u> | | |
| <u>Yes</u> | <u>No</u> | <u>No Opinion</u> |
| <u>Yes</u> | <u>No</u> | <u>No Opinion</u> |

5. Do you think that, unless permitted in emergencies or upon special application as in question 4 above, that Saturday noisy work should be partially permitted, e.g. specific times, locations, away from residential buildings, alternate weekends, etc.?

Please Circle.

| | | |
|------------|-----------|-------------------|
| <u>Yes</u> | <u>No</u> | <u>No Opinion</u> |
|------------|-----------|-------------------|

i. If yes, please state what should be permitted:

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6. Do you think that if noisy works were not permitted on Saturdays, there should be an extra hour of noisy work permitted on Monday-Friday, from 18.00 until 19.00?

Please Circle

| | | |
|-----|----|------------|
| Yes | No | No Opinion |
|-----|----|------------|

If so, why?

7. Are you responding to this consultation as an individual or as an organization?

Please Circle.

Individual (Q9)

Organization (Q8)

8. If you're responding as an Organization,

i. What is the name and postal address of your organisation and the nature of its interest in Saturday working? Answer below.

ii. How many people does your organisation represent? Answer below.

iii. How many people were involved in taking the decision on how your organisation should respond to this questionnaire? Answer below.

9. If you're responding as an individual,

i. Please provide your name and postal address including your full postcode below.

ii. Please tick all boxes that apply to you:

Resident within CoL
postcode

Owner of business within CoL
postcode

Person working within
CoL postcode

Person visiting
destination in CoL

Person visiting destination in CoL

Please Circle
appropriate

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Any personal data provided by you, for these purposes, using this survey, will be processed by Survey Monkey (the 'processor') on behalf of the City of London, and in accordance with the City of London's instructions, the requirements of the EU – U.S. Privacy Shield, and their own privacy policy (<https://www.surveymonkey.com/mp/policy/privacy-policy/>).

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