
Construction Consultation

Saturday Morning Construction
Works Consultation
July 2018



MERCHANT
LAND

City of London Corporation
Guildhall, PO Box 270
London EC2P 2EJ

31st July 2018

SATURDAY MORNING CONSTRUCTION WORKS CONSULTATION

Merchant Land Investments Limited owns no 33 Creechurch Lane which is currently subject to a redevelopment proposal seeking to redevelop the site to provide a commercial building closely aligned with the wider objectives of the Eastern Cluster. As such Merchant Land takes a strong ongoing interest in the successful operation of the City's commercial function and its role as a world class destination for both business, leisure and culture.

The removal of Saturday working hours would render such projects practically and economically challenging to the point where it would potentially detract not insignificantly from the merits of any investment case. The nature of the City's location means these Saturday working hours (with less vehicular and pedestrian traffic) allows productive working hours that extended mid-week evening working hours would not replace on like for like basis

The additional project timeline that would result from restricting available Saturday working hours would only prolong disruption and impact of any site presence on the local community. Instead we feel that sufficient mitigants are available by adopting construction methodologies and practices that are designed to minimise the physical disruption, noise and dust that construction projects involve. This could include measures such as:

- Use of live noise and vibration monitoring systems on projects synchronised with the local authority to ensure all works carried out are done so safely and within permitted levels set out by City of London Council as oppose to historical data being provided post completion of construction.
- Use of diamond saws and noise screening to reduces dB output levels.
- Use of construction technologies (anti vibration mats etc.) to reduce the vibration caused by piling rigs and support equipment moving from pile to pile (which contribute to vibration to a greater extent than the installation of the piles themselves)

Greater co-ordination between project managers at various sites on matters such as traffic management and deliveries would also assist.

We feel the best way to focus efforts to reduce adverse construction impacts on the community, whilst also preserving the square mile as an attractive place to build out projects from an investors perspective, is to focus on outcomes and methodologies rather than a withdrawal of Saturday working hours.

Kind regards



Katherine McCullough

Development Director, Merchant Land