

248-250 Camden Road Hostel Development

Draft Construction Management Plan (CMP) Consultation Summary, Feb 2024

Context

As part of the preparation of a Construction Management Plan (CMP) for the development of a temporary hostel accommodation for homeless families at 248-250 Camden Road, a consultation was carried out on the draft CMP with local residents and stakeholders over a 2-week period, starting with a drop-in on 7 February 2024.



Notifying of the consultation

Residents and stakeholders were notified of the draft CMP drop-in event for 248-250 Camden Road via:

1. Emails, newsletters and flyers with the details of the draft CMP drop-in event were delivered to:
 - All residents & stakeholders within the consultation boundary of the site
 - Ward Cllrs
 - Residents and stakeholder mailing list
2. 4 x posters put up along hoardings of the site
3. Event details uploaded on the project website

Details of the consultation

On 7 February 2024, residents and stakeholders were invited to the drop-in session held at the Kentish Town Community Centre to view, discuss and provide their feedback on the draft Construction Management Plan. It was also an opportunity for them to meet the Camden project team and partner, Morgan Sindall, who prepared the draft CMP.

Local residents and stakeholders could also provide their feedback over the 2-week consultation period via:

- Phoning or emailing the project team
- Online feedback form on the project website from 7 February 2024 til 11.59pm of 21 February 2024.



Feedback on draft CMP

Amount of feedback:

We received **14 pieces of feedback** on the draft CMP at the drop-in and via online forms and email submissions.





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Feedback & Response (Residents)

General note:

When asked whether the draft CMP addresses their concerns, 6 people (mostly from the drop-in) answered this question and 83% have said Yes whilst 17% have said No. The rest of the respondents did not answer this question, however raised their concerns as listed below.

Feedback	Response / Action
<p>1. Concern about nearby schools haven't been considered</p> <p>1.1. Residents were concerned about the risks of school children travelling to schools and around the site</p> <p>1.2. These schools (incl. Brecknock Primary School, Torriano Primary School, Camden School for Girls, the Bridge School) need to be considered in the CMP and should be consulted on.</p>	<p>1.2.1. All nearby schools and nurseries will be incorporated into the CMP and will be referred to within the sensitive receptor section</p> <p>1.2.2. Please note: The traffic route for the construction vehicles does not pass any of the schools mentioned as specified in the Traffic Management Plan (TMP). The vehicles are to come and go via Camden Road and will not ever divert into the side roads.</p> <p>1.2.3. The TMP is a contractual document that the subcontractors sign up to and must follow.</p>
<p>2. Security of the site and its boundary and adjacent properties</p> <p>2.1. Adjacent residents were concerned of the security of the site and their properties following the recent fly-tipping incident</p> <p>2.2. Safety & security measures during construction and post-completion need to be addressed in detail in the CMP (eg. CCTV, security patrols)</p>	<p>2.2.1. Morgan Sindall will have 24hour CCTV monitoring in place throughout the construction period</p> <p>2.2.2. The site will be secured using proper hoarding and barbed wire where necessary</p> <p>2.2.3. Security measures following completion is addressed by the design of the scheme rather than the construction management.</p>
<p>3. Concern about height & reach of tower crane</p> <p>3.1. Residents raised concerns about the height and sweep / oversail of the tower crane, particularly over the properties with children</p> <p>3.2. Residents requested whether oversailing assessment has been undertaken and agreement obtained from adjacent properties.</p>	<p>3.1. There will be no lifting over the properties. Details of the tower crane will be provided in the CMP</p> <p>3.2. Morgan Sindall confirms there will be no oversailing license required, and the crane will have limits on the angles it can move within, day and night.</p>



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Feedback & Response (Residents)

Feedback

4. Concern about tree replacement & protection

- 4.1. Concerns were raised about the tree replacement close to an adjacent property which may have structural impact (as raised by a Camden Mews resident who was previously advised by Camden Council not to replace)
- 4.2. Concern about lack of tree replacement ('like for like') and details on tree protection during construction were also raised.

Response / Action

- 4.1.1. There will be an Arbocultural Method Statement that the project will follow, put together by an accredited Arboculturalist consultant. Within this Method Statement, there will be detailed descriptions of tree protection.
- 4.1.2. We will consider the concern raised with the trees and incorporate them into the design where possible within the planning constraints.
- 4.2.1. Although the number of trees has already been agreed by the planners, there is potentially scope to relocate these somewhere else on site. The Landscape Architect has been made aware of these concerns as they develop the scheme.
- 4.2.2. Root barriers will also be installed to contain the growth of the trees and the impact on the surrounding conditions.
- 4.2.3. Although the mark-up refers to specimen tree, these can also be large shrubs.

5. Vibration potentially causing subsidence / damage to nearby properties

- 5.1. Adjacent residents expressed concerns about works being close to their underpinning and causing vibration which may lead to subsidence or damage to their properties.
- 5.2. They also requested a Basement Impact Assessment to be provided, discussed with residents, and addressed in the CMP.

- 5.1.1. Party Wall Agreements with adjacent properties are to be in place before works start as per the regulations (Party Wall Act 1996). This will be an opportunity for residents to discuss the specific details of the boundary works.
- 5.1.2. Morgan Sindall is going into engineering detail regarding the boundaries to control the risk of damaging the integrity of the existing properties.
- 5.1.3. Morgan Sindall is carrying out further geotechnical ground surveys along this boundary to understand the underpinning that we have been made aware of by Camden Mews residents.
- 5.1.4. A Construction Vibration Assessment has been completed by an accredited consultant for the project that clarifies the need to monitor the Camden Mews properties, in line with the current construction details and methodology. The site team will be alerted immediately by the parameters set in place if the vibration levels are approaching the limits.
- 5.1.5. The current details and methodology of works around boundary walls have been issued to Party Wall Surveyor for review, and every affected neighbour will be issued with notices and be involved in the appropriate discussions.
- 5.2. The building will be partially submerged rather than a basement development.



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Feedback

6. Air quality & dust pollution

- 6.1. Residents expressed that the 'affected receptors' in the draft CMP should be extended to all adjacent properties, not just two.
- 6.2. Concerns were also raised due to their negative experience from a nearby development a few years ago and would like to see more detailed mitigation proposals.

Response / Action

- 6.1. The CMP has been revised and sets out that all adjacent properties will be monitored for dust and air quality throughout construction.
- 6.2.1. Dust Risk Assessment and Management Plan have been completed by an accredited Air Quality Consultant.
- 6.2.2. Within this plan, there are clear management tools that will be put in place during construction to control air quality and dust pollution, which will be included as an appendix to the CMP.