

248-250 Camden Road Hostel Development

Construction Management Plan (CMP) Consultation

Welcome to Camden Council's drop-in session on the draft CMP

In preparation for the construction of the new building at 248-250 Camden Road, our partner, Morgan Sindall, has prepared a draft CMP. We want to:

- Share what the plan contains, and what it means for the local community
- Discuss your concerns and priorities about the construction process

Please note: Whilst we can answer some questions about the design and the wider project, this is not a consultation about the design proposals or planning permission.

The story so far



What the new buildings could look like



The London Borough of Camden is redeveloping the site at 248-250 Camden Rd. The redevelopment will provide 39 new temporary homes for families.



The project received planning permission on 11th May 2021 under reference: 2020/3737/P.



Morgan Sindall has recently been appointed as a trusted partner and has entered into a Pre-Construction Services Agreement (PCSA) with Camden.



Today you can:



Learn about the aims of the project



Meet the Contractor



View the draft Construction Management Plan (CMP)



Share your feedback on the draft CMP



What the Construction Management Plan (CMP) contains



Project details



Team contact details



Cross boundary works



Construction programme & indicative timeline



Working hours



Safety measures to protect the public



Deliveries of plant and materials required for the development



Noise assessment and mitigation



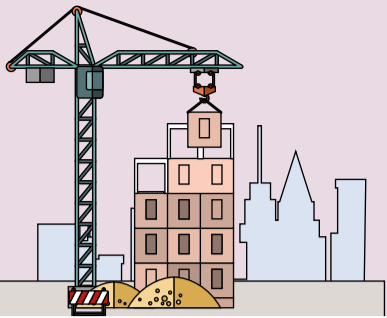
Vibration and dust management resulting from the construction works



Community engagement



Site logistics plan



248-250 Camden Road Hostel Development

Outline of the construction works



Site logistics plan

Secure Hoarding

- Hoarding will be installed along the site boundary including Camden Road (see red line below) to secure the site.
- Protective sheeted barrier will be installed along the boundary walls of 246 & 252 Camden Road.
- Hoarding will be installed along the perimeter of the mews properties, as a protective barrier, with Vision Panels showing progress of the works.
- Garden access to 252 Camden Road will be maintained beneath a scaffold protective walkway.*

*Subject to agreement with residents and appropriate licensing.

1 No. 246

- Protective scaffold walkway (double-boarded) to be installed along garden pathway of 252 Camden Road for protective measures.*



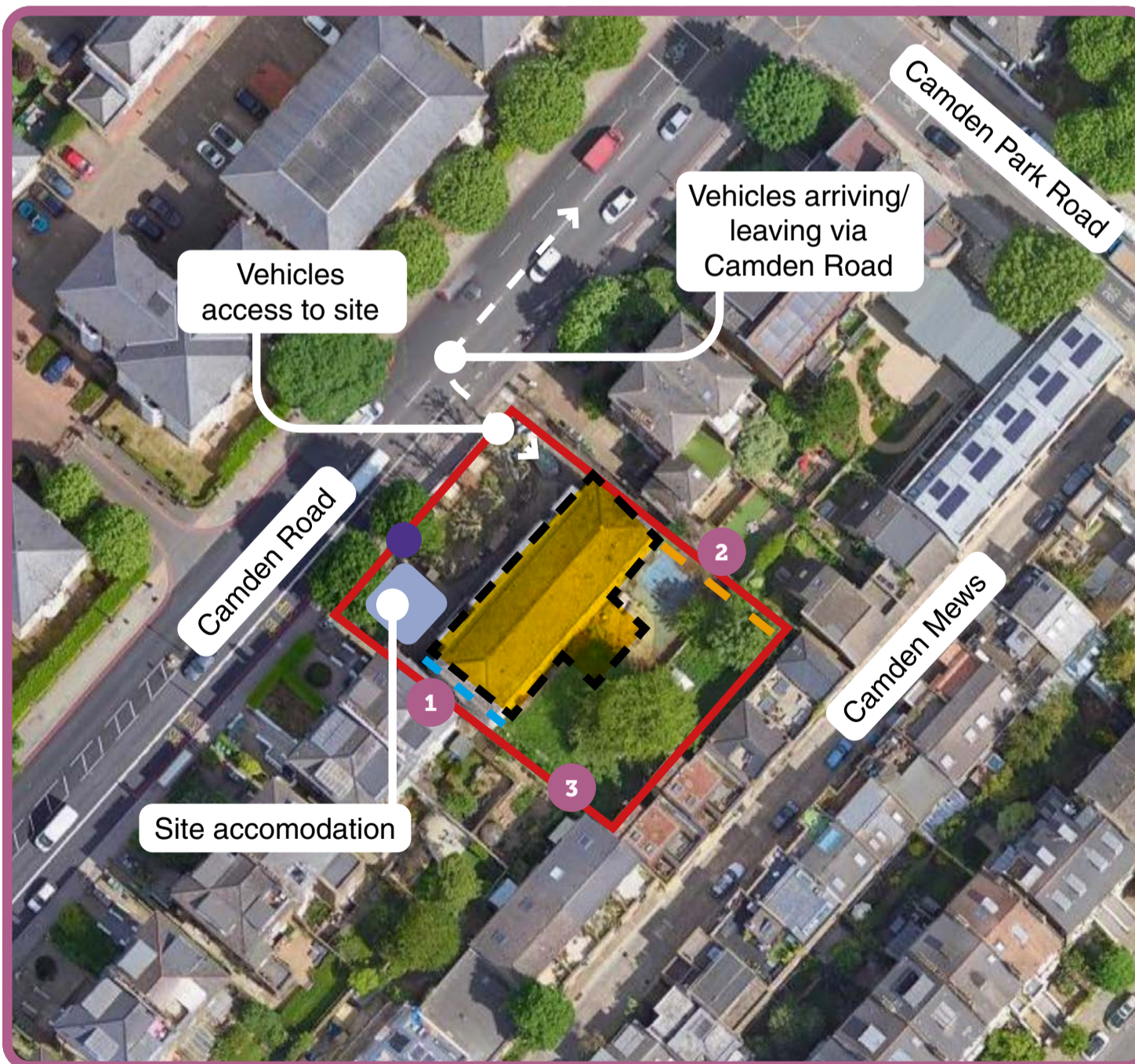
2 No. 252 (Garden Wall)

- Existing garden wall to be demolished and rebuilt.
- Access through no. 252 property for rebuilding works will be required.*



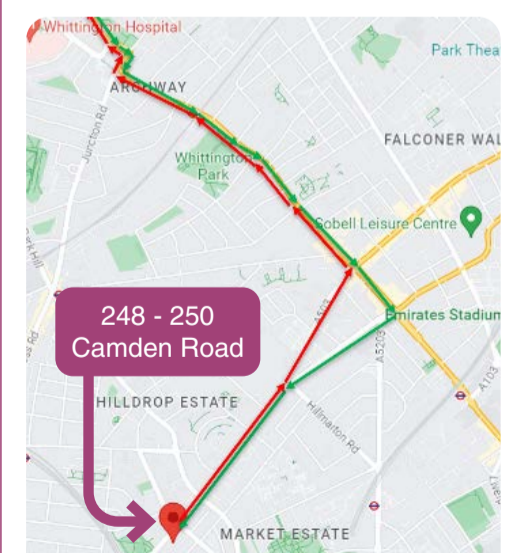
3 No. 246 & 95a Camden Mews (Garden Wall)

- Single-storey scaffold / bandstand access will be required to build the single storey disabled unit facade towards end of the project.
- Garden access to remain at all times (similar to Location 1).
- Previously demolished garden wall to be rebuilt.

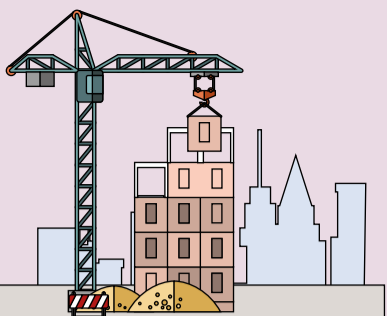


- Site Hoarding
- Footprint of New Buildings
- Pedestrian Turnstile Entrance
- Location for cross boundary works (subject to agreement and licensing)
- 242 Boundary Wall
- 252 Boundary Wall

Construction Traffic Movement Plans



Traffic to and from Site



248-250 Camden Road Hostel Development

Outline of the construction works



Our proposed Construction Management Plan:



A quarterly Construction Working Group for residents



Send regular newsletters including notifying of noisy works in advance



Provide a Community Liaison Officer



Work within Camden's permitted hours:

Monday to Friday from 8am to 6pm and Saturday 8am - 1pm (closed on Sundays & Bank Holidays)



Avoid heavy vehicles coming past at school pick-up and drop-off times



Monitor air quality, dust, noise, and vibration to make sure we keep within the limits for these works



Keep the site secure throughout the works



Dealing with noise & vibration

To reduce the effect of noise, the following construction methods will be applied, where possible:

- Piles will be bored instead of driven as it creates a more gradual & quieter noise (like a corkscrew)
- Off-site manufacture of materials
- Acoustic screening around any noisy construction works
- Tower crane lifting materials in place
- Noise meters installed around the site to monitor the noise level
- Residents will be notified in advance of especially noisy works

To minimise vibration, we will select:

- All plant and machinery to have the latest engineering features to reduce vibration during operations
- Construction plant with longer reaches to reduce the amount of times needed to move on site
- All piles to be cropped with only one cut off to the top of the pile



Pile cropping



Continuous bored piling



Get in touch

Should you have any concerns or questions during the construction period, please contact:



Helen Ruddy

Community Liaison Officer



Helen.Ruddy@morgansindall.com



07557319884

Morgan Sindall will issue a monthly progress newsletter of the works on site, with an updated website of regular progress.



<https://consultations.wearecamden.org/>
enter Camden Road in the search OR scan the QR code

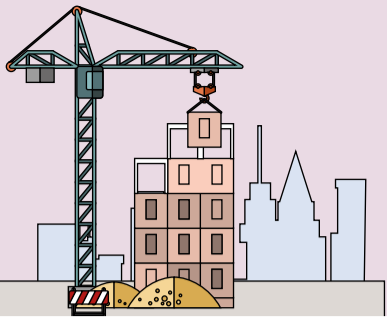


Dealing with dust

- Dust will be controlled at source
- Dust level will be controlled by damping down the works with water, where necessary
- Additional screening around any works likely to cause dust
- Vehicles will be jet-washed before leaving the site to reduce risk of debris



Jet washing vehicles on-site



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Indicative stages of the construction works



Community engagement

We would like to work together with the local schools in the area, if possible, for activities such as:

- School visit to talk about construction
- 'Safety Poster' competitions for pupils
- Time capsules
- Visits by school children to see progress of works

There will be a **Community Notice Board** on the hoarding with updated pictures of the project and newsletters.



Indicative timeline*

Please see below for an indicative timeline for construction works.

▼ We are here

Summer 2024		Site set-up
Late Summer 2024		Enabling Works
Autumn 2024		Substructure
Winter 2025		Superstructure
Winter 2025		Fit-Out
Winter 2026		External Works
Winter 2026		Completion

*Indicative timeline may be subject to change



Have your say!

You can share your feedback by:



Feedback forms:

Filling out a feedback form for at our drop-in session today



Emailing us at:

248CamdenRoadHostel@camden.gov.uk



Writing to us at:

Camden Road CMP, c/o Janeth Aguilera, Level 4, 5 Pancras Square, London N1C 4AG



Visiting our website:

<https://consultations.wearecamden.org/>
enter Camden Road in the search OR scan the QR code

