

AGENDA

Introduction

Mark Hopson – LBC

Demolition Presentation

Spencer Nichol – Goody Demolition

Questions & Answers

At the end of the presentation

Note – this meeting will be recorded & will be one hour in length



PRESENTATION ETIQUETTE

Please be aware that this is a public presentation & we ask that all attendees are to be respectful to each other.

If there are any questions that cannot be answered at this meeting we will endeavour to get the answer to you as soon as possible and also discuss these at the community working group meetings thereafter

Please be aware that this presentation is for the demolition works

Community Engagement Meeting Prior to Main Demolition

GOODY DEMOLITION



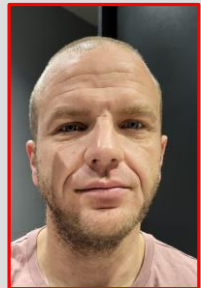
248 - 250 Camden Road, Camden

Meet the Project Team



James Wall – Contract Manager (5 Years with Goody)

- 10+ Years Experience in Demolition
- Level 6 NVQ Construction Site Management
- Demolition Manager Level 6 Black Card
- CDM and Temporary Works Awareness



Mark Tyrell – Site Manager (15 Years with Goody)

- 15+ Years Experience in Mechanical Demolition
- CCDO Demolition Supervisor
- CITB (SEATS) - Site Environmental Awareness Training
- CCDO Gold Card – Demolition Supervisor



Spencer Nichol – Operations Manager (17 Years with Goody)

- 35+ Years Experience in Demolition and Civil Engineering
- Diploma in Strategic Health & Safety Leadership and Management
- CITB Site Safety Plus (Directors Role for H&S + Environmental Awareness)
- CDM and Temporary Works Co-ordinator



Contact Us

Goody Demolition Limited

Telephone – 01304 840126

Email - camdenroadconsultation@goodydemolition.co.uk

London Borough of Camden

Louise Trewavas

Telephone – 07913 324341

Email - Louise.Trewavas@camden.gov.uk



Key Facts

- Site is enclosed with Timber Hoarding and extra fencing to adjacent properties
- Soft strip works completed and materials sent to recycling centre
- Scaffold erected around structure and new front and rear being removed to allow the commencement of mechanical demolition
- Asbestos removal works completed by licensed removal contractor (CAR2012)
- Rear wall removed and neighbouring items removed as requested
- Excavator delivered 10th November 2022
- Demolition due to commence 14th of November 2022
- Removal of the designated Trees in rear garden 28th November
- Works due to be completed 17th January 2023
- Works on site will be restricted to between 0800 and 1730
- Deliveries will be coordinated to avoid peak / busy times



How will people living around the building be protected during the demolition?

- The site is surrounded by a secure hoarding to prevent people entering
- Access to scaffolding on the building is secured to prevent people climbing onto it. Alarms are set.
- All hazardous substances are removed from the building before any demolition work starts
- The site is baited more than 3 months in advance of the demolition to minimize rats and mice.
- Scaffolding is put up between the main building and the neighbouring buildings to protect them from any falling debris, and enable workers to safely reach parts of the building that may need preparation before demolition.
- Noise and vibration monitors are set up in advance of the demolition so that baseline readings for air quality and vibration can be determined.
- The management of the demolition is designed to minimize harm to neighbours ie measures must be taken to limit noise, dust, and vibration.
- The machinery used in the demolition sprays water over the building to limit dust escaping into the air.
- Debris from the demolition will be firstly piled up to the front of the building, once the machine works through to the rear the materials will be then separated and placed into skips (due to tightness of the site).



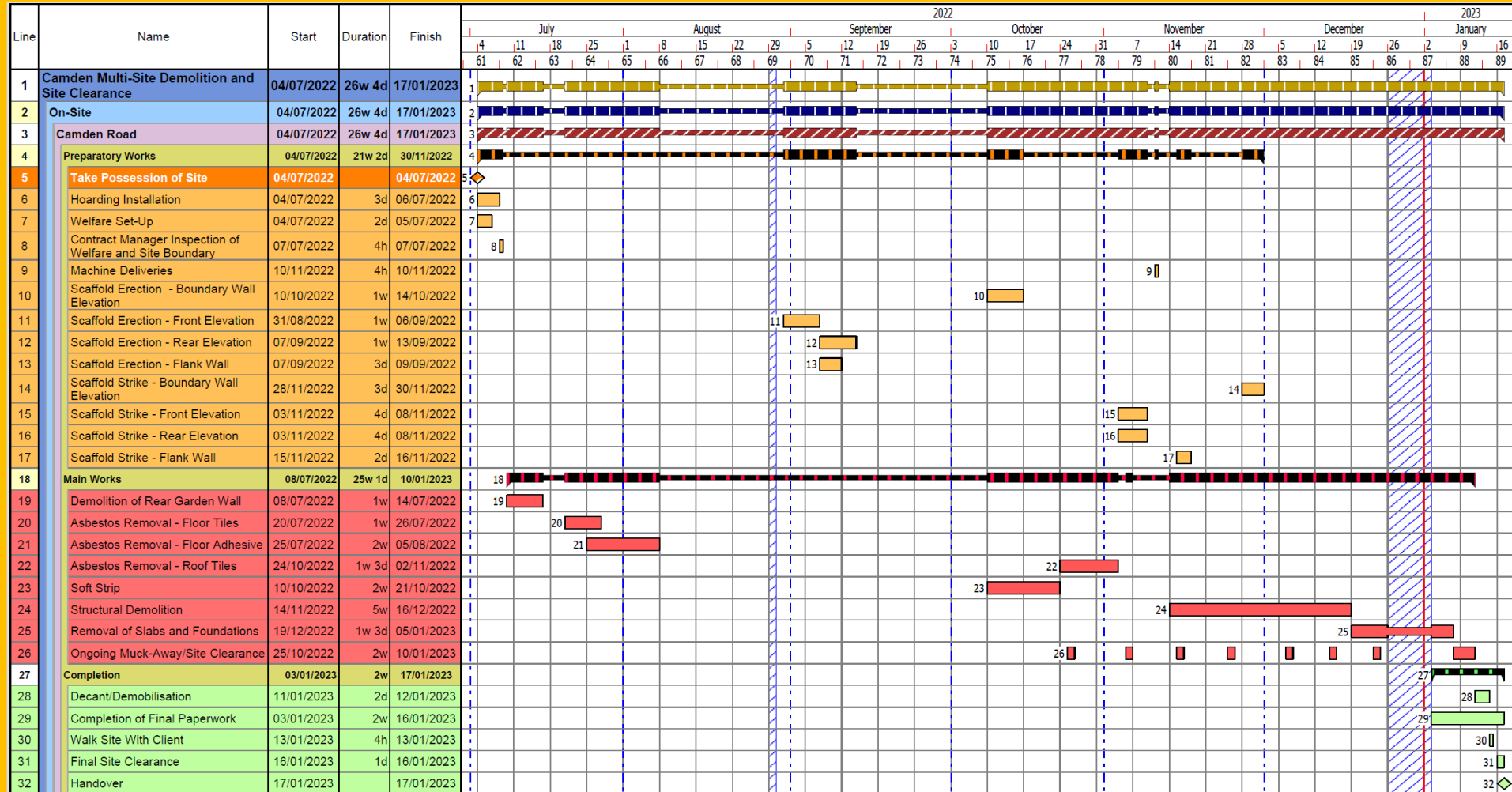
Compliance and Licenses

Prior to any works being carried out:

- Site is registered with Considerate Constructors Scheme
- Project Update Bulletins will be delivered to Neighbours throughout
- Section 81 will be in place (Notice to LBC Building Control of Demolition works)
- Noise, Dust and Vibration Monitors will be installed in adherence to approved Air Quality Management Plans and Environmental Management Plans
- Site will be fully enclosed with hoarding to prevent access
- F10 notification in place (Notice to HSE for commencement of works)
- ASB5 notification issued and in place (Notice to HSE of Asbestos Removal)



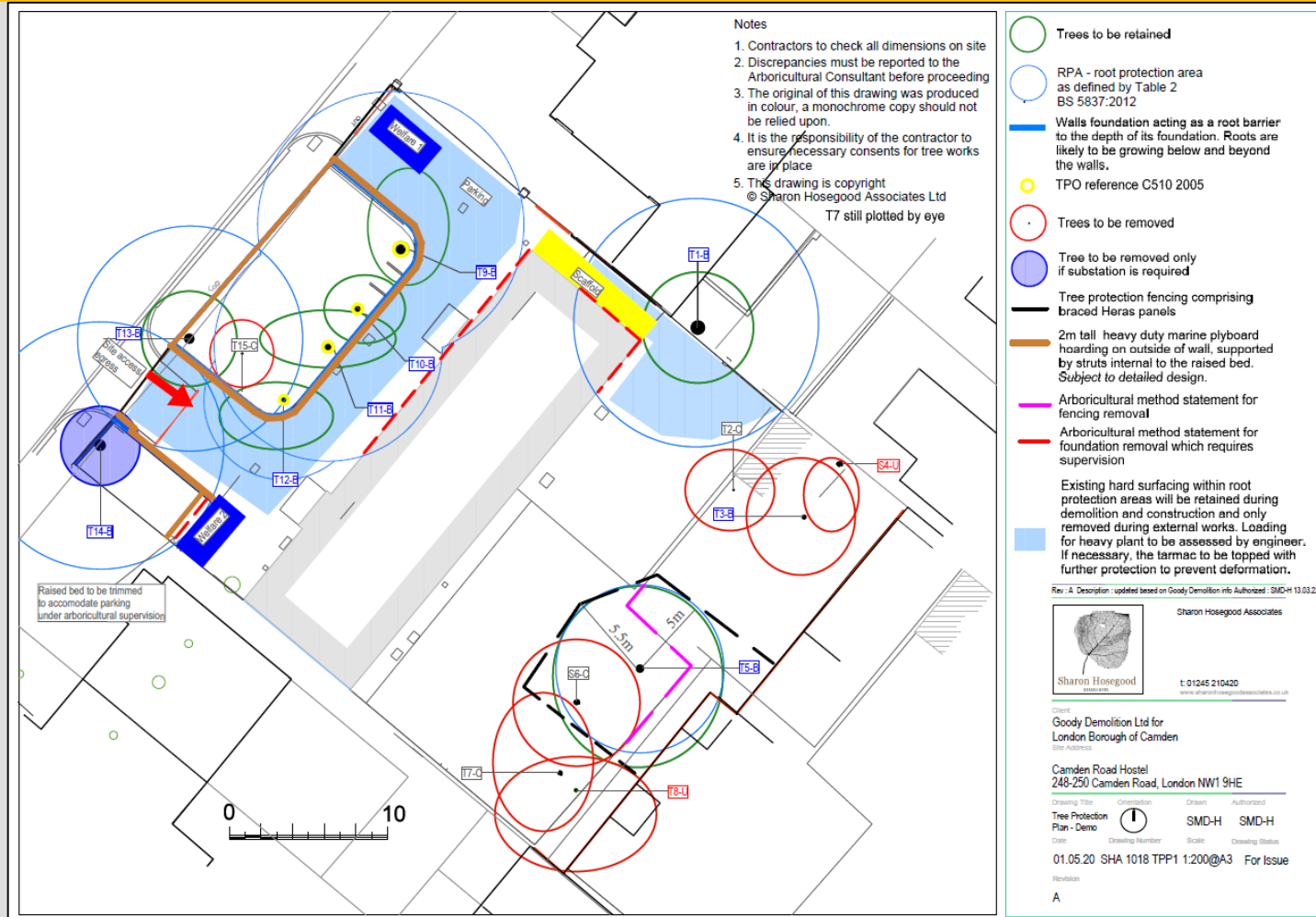
Project Programme



Professionalism Communication Co-operation Education Competitiveness



Tree Protection Camden Road Hostel



Tree Protection Camden Road Hostel

The designated trees will be removed prior to the main demolition works by a qualified tree surgeon
Tree protection to BS 5837:2012 will be erected around the trees to be retained

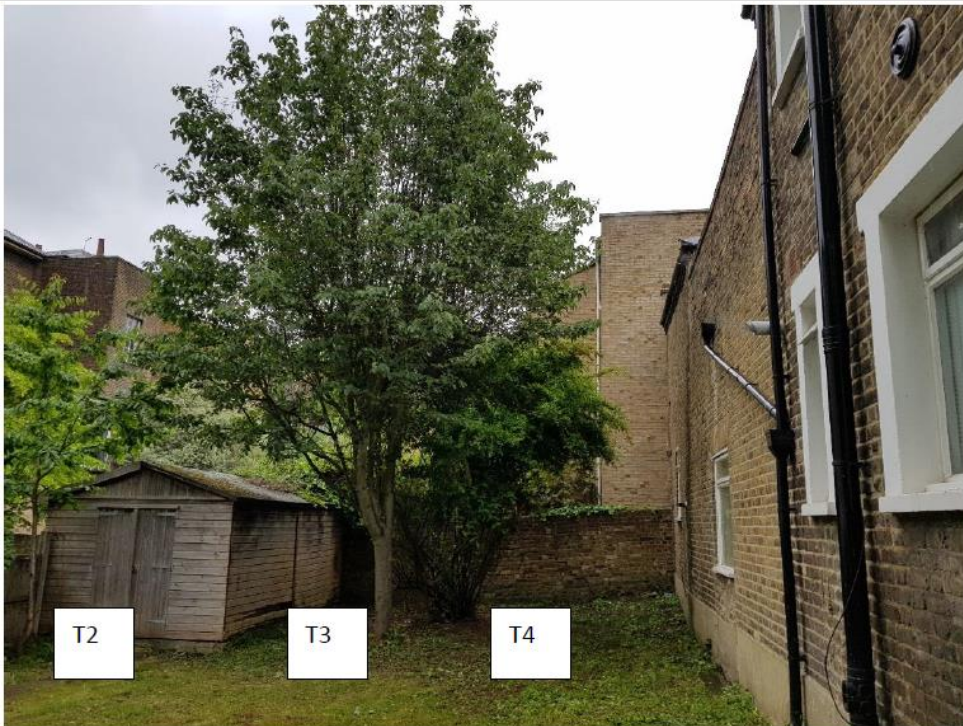


Photo 2 of T2, T3 and T4 looking north



Photo 3 of T5 cherry looking south

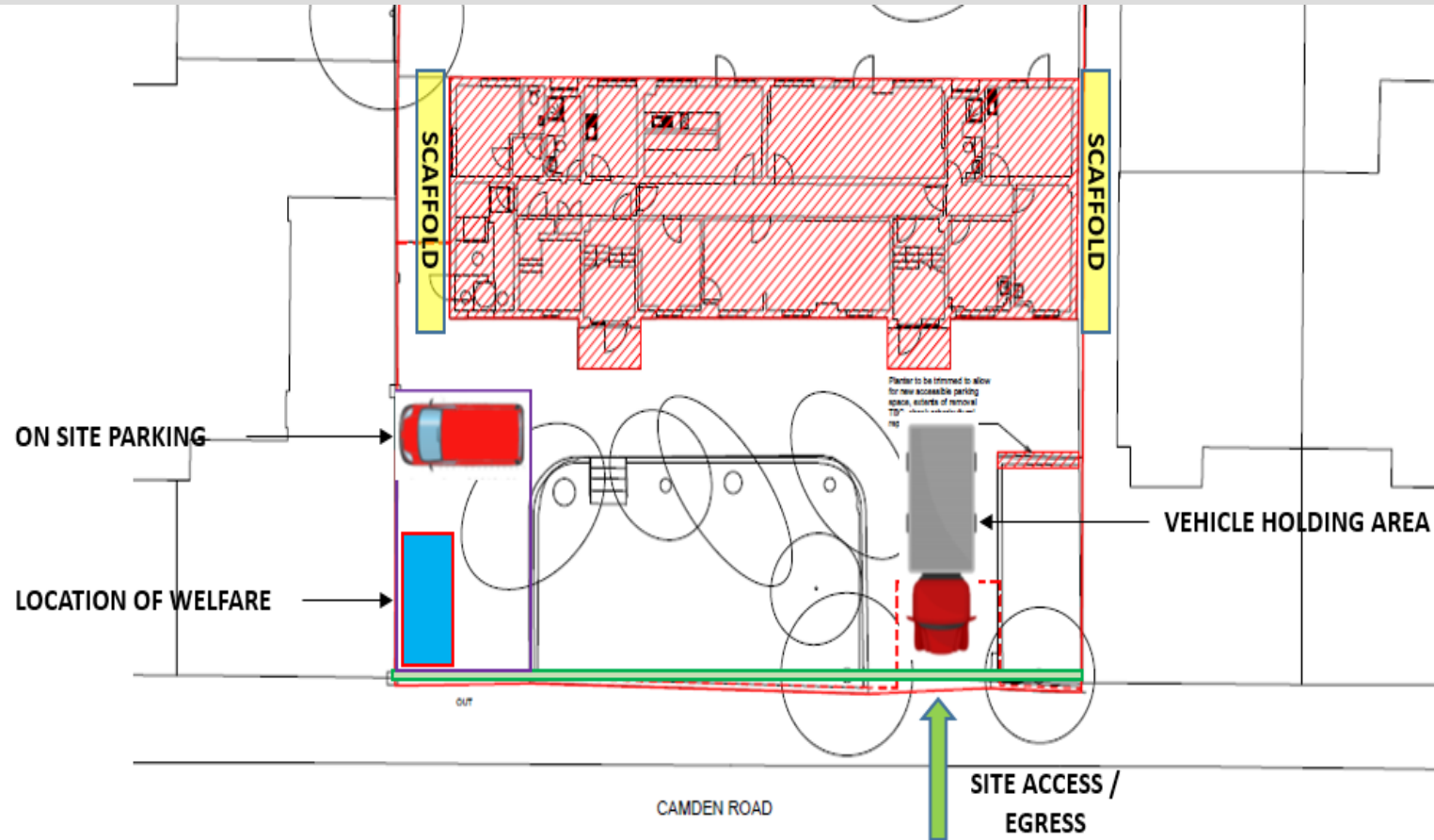
Transport

Goody Demolition will abide by the CLOCS Standard and which will be a pre-requisite for all sub-contractors and suppliers. Goody will appoint a CLOCS champion who will be responsible for setting up and monitoring the CLOCS standard via the use of the CLOCS manager tool for this site.

<https://www.clocs.org.uk/>



Site Logistics



A street scene with a white box containing the word 'INBOUND' overlaid on the image. The scene shows a pedestrian crossing, a car, and a building with a 'sportsdirect.com' sign.

INBOUND

248 – 250
amden Road

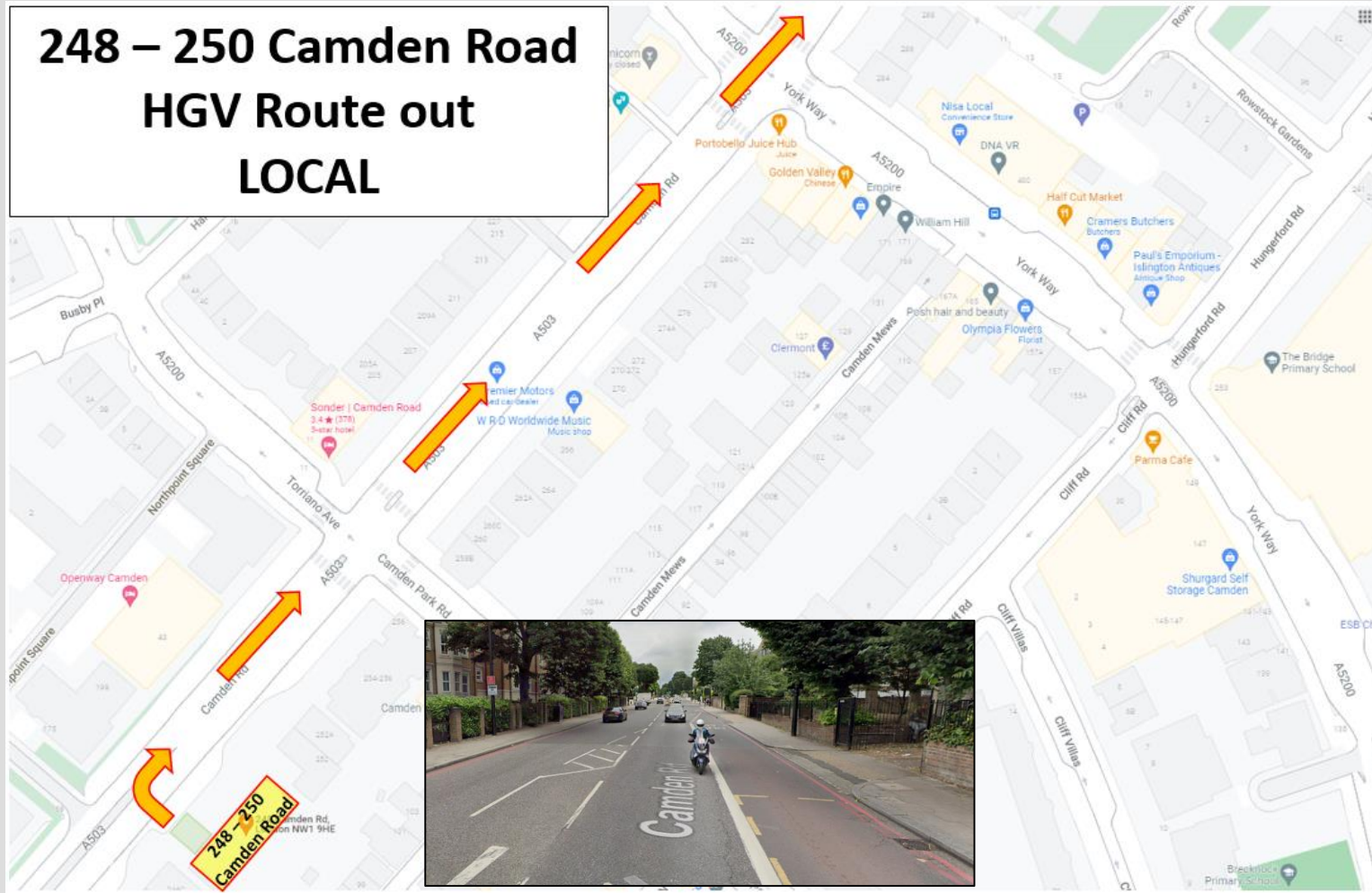
Traffic Routes

**248 – 250 Camden Road
HGV Route in
LOCAL**



Traffic Routes

**248 – 250 Camden Road
HGV Route out
LOCAL**



Traffic Routes

Vehicles routes to the site for construction vehicles have been developed with consideration of risk and sensitive receptors and road restrictions. The route from the site to the A1 have been developed seeking to avoid, where possible, major cycle routes, schools and other sensitive receptors.

Vehicles will route to and from the site from the A1. For vehicles approaching from either north or south they can turn off the A503 to A1 Holloway Road.

Vehicles exiting the site would turn right to continue on their northbound or southbound route to exit the site back to the A1.

All vehicles shall be pre-booked with the Logistics Manager and a timed delivery slot allocated. Telephone contact shall be established with the delivery vehicle to confirm arrangements have been made.

We have estimated 36 waste lorry (Hook Lift Lorry / Tipper Lorry) movements for this site over a 50 working day period with 2 No Plant (Excavator) movements, one delivery and one collection.

All deliveries will be notified to ensure deliveries do not arrive to site or leave outside of the hours of 9.30am and 4.30pm Monday to Friday and 8am to 1pm on Saturday.

A maximum of up to 4 HGV's per day towards the end of works



Considerate Constructor's Scheme

- GDL pride ourselves on being a good neighbour on projects; we recognize the impacts our operations can have on surrounding premises and the general public, and we are a Considerate Contractor.
- We work to reduce noise, dust, pollutions and vibrations wherever we can and are meticulous about adhering to working hour restrictions.
- GDL are committed to registering our sites with CCS where we are Principal Contractor, and contributing to the efforts of our Clients on site where they are acting as Principal Contractor
- GDL have recently carried out work for Thanet District Council (Foy House, Margate) and Welwyn Hatfield Borough Council (3-9 Hatfield Town Centre)
- Both of the above sites have been registered with CCS and received satisfactory reports from assessors, whilst achieving "Good" standard of compliance



Noise Attenuation

- Goody Demolition Ltd will comply with British Standard 5228 'Code of practice for noise and vibration control on construction and open sites'. Frequent Noise Monitoring will be undertaken and reviewed with Camden officers.
- All compressors will be fully-silenced models, fitted with effective exhaust silencers and acoustic covers
- Average noise on the site boundary is estimated to be in the region of 70 – 80dB there will be peaks or spikes but these will not be continuous. It is anticipated the maximum noise level to be 90dB at 10m from the site boundary. Noise will not be continuous
- From Planning Noise Report Acoustics Report A1536 R01b the ambient noise throughout the daytime was between 66 – 97 dBA.



Dust Suppression

- Incorporated water-jet nozzles on:
 - Ultra-high-reach works
 - Specialist rubble screen
- Allows constant supply of water onto working area
- Suppresses dust from high-reach operations
- Ground level Moto Fog to capture low level dust
- Existing provisions on site utilised to obtain water
- Dust Monitors installed adjacent to working areas and moved to coincide with location of works as well as fixed monitoring stations at site boundaries



Dust Monitoring

- Two PM10 dust monitors are to be installed at the site. These are Aeroqual Dust Sentries, which are MCERTS certified, as required by the London Borough of Camden. Both monitors were installed at locations in which a safe, secure and reliable power supply could be ensured in order to maximise data capture rates.
- The dust monitors were installed as directed by LBC, to allow for the 3-month baseline monitoring period before the commencement of works on site.
- Monthly reports have been and will continue to be sent to the London Borough of Camden's Air Quality and Sustainability teams.
- Trigger levels to be used include the following (in-line with other accepted monitoring schemes within Camden).



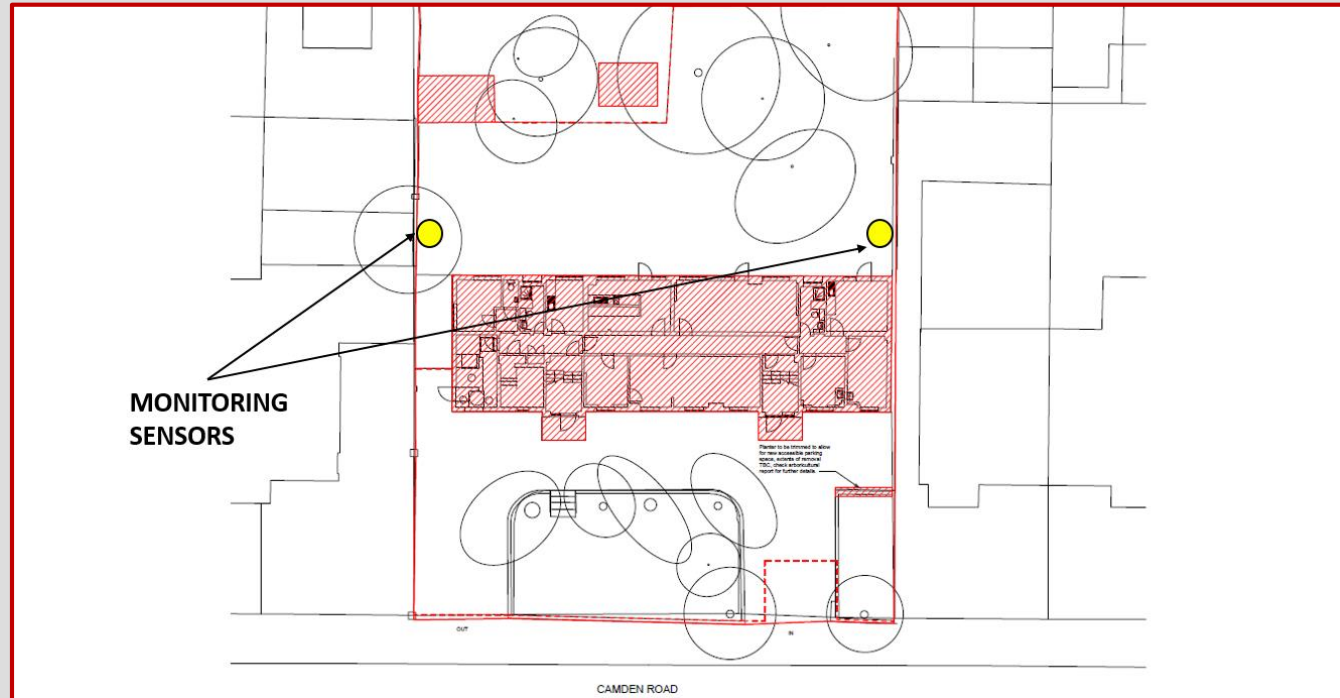
Vibration Minimisation

- GDL will undertake all reasonable endeavours to ensure no unwanted/damaging vibration is transferred to adjacent property
- We will carry out pre-work assessments to identify potential “hot spots” or high-risk areas of potential for transfer
- We will utilise non-percussive breaking techniques, and restrict these works to the minimum duration required to safely complete
- We will install vibration monitoring stations along the site boundary set to appropriate trigger levels
- Hydraulic breaker will only be deployed if excavators are unable to peel away the slab
- Due to stand-alone nature of slabs, vibration transfer to remaining structures should already be at a minimum



Monitoring Proposals for Camden Road Hostel

Dust, Noise and Vibration monitors will be used throughout the project. The results will be logged and analysed on a monthly basis. The trigger levels will be issued to current British Standards with automatic confirmation to the site team if there is a breach as all monitoring will be done in real time. 2 No monitors will be installed with their locations noted in the drawing below (air monitoring by LBC). Should a breach be triggered works within that area will stop and we will ascertain a proactive solution to move forward with to ensure works can commence but the disruption is minimised.



Site Access

VEHICLE CANNOT ACCESS SITE GOING FORWARD AS THERE IS INSUFFICIENT ROOM ON SITE.
HGV'S WILL HAVE ARRANGED DELIVERY TIME, THE DRIVER WILL CALL BEFORE ARRIVAL WITH ETA SO BANKSMEN CAN BE MADE READY TO CONTROL TRAFFIC WHILST THE LORRY REVERSES INTO SITE.



Method of Demolition

- The site is bounded by residential housing either side and to the rear, The North East elevation No 252 Camden Road and to the South West No 246 and to the East Camden Mews and the West Camden Road.
- The property is four storey high with a tiled roof.
- The site will have hoarding erected around the front of the site and around the trees to the front of the building for protection whilst the works are carried out.
- Scaffolding will be erected around the structure to allow the roof tiles (asbestos removal operations) to be removed, once removed the scaffolding front and rear will be struck to allow demolition, leaving the side as protection for the demolition works.
- The party wall in the rear garden adjacent to 246 Camden Road will be removed by hand and steel mesh fencing placed into position until the wall is rebuilt.
- Trees will be removed by a tree surgeon prior to the demolition works.
- The asbestos containing materials will be removed by a licensed contractor to facilitate the demolition works.
- A demolition specification 360° excavator will commence on the front elevation in the middle section after review commencing from the roof working its way down removing the walls in a methodical manner moving into the structure to expose the structural points.

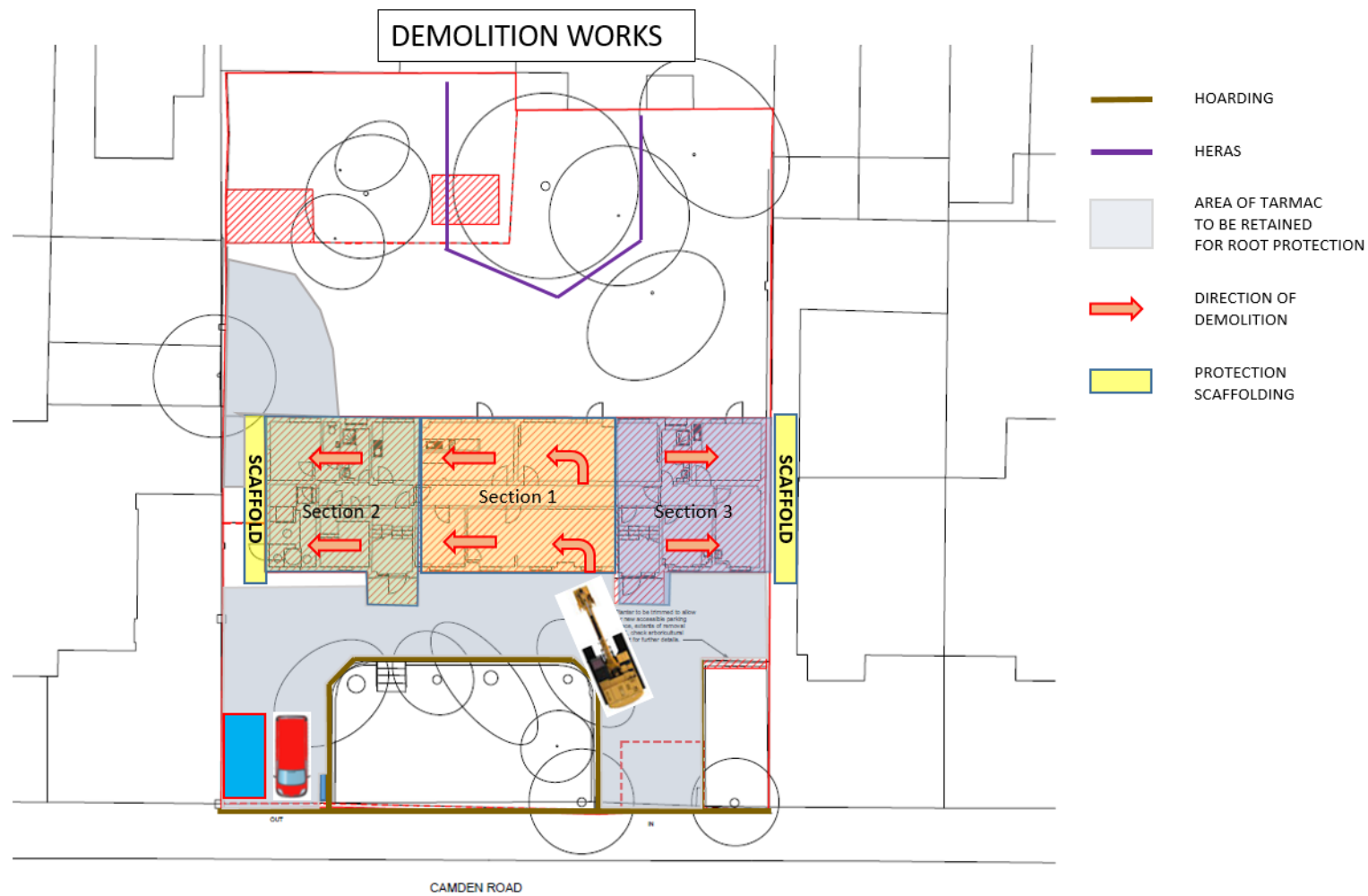


Method of Demolition

- The excavator will move from floor to floor depositing the debris into the correct skip for recycling.
- Once the middle section of the structure has been successfully removed the excavator will start to remove the structure to the left toward the protection scaffolding at 252 Camden Road.
- On completion the scaffold will be struck as the wall reduced in height.
- We will then turn right toward No 246 again the structure will be demolished taking the top section of roof away removing the walls exposing the floor and then to the next section moving the materials away from No 246 until the end has been completely removed.
- Here again the structure will be demolished taking the top section of roof away removing the walls exposing the floor and then to the next section depositing the debris into the correct bin for recycling.
- As the building is demolished special care will be taken once the machine reaches the neighbouring structure and the protective scaffolding, here the structure will be pulled away from the neighbouring structures.
- Again the protection scaffold this end will be progressively struck as the structure is demolished.
- The machine will commence to munch out and pull down the corresponding walls demolishing these into the footprint of the structure.

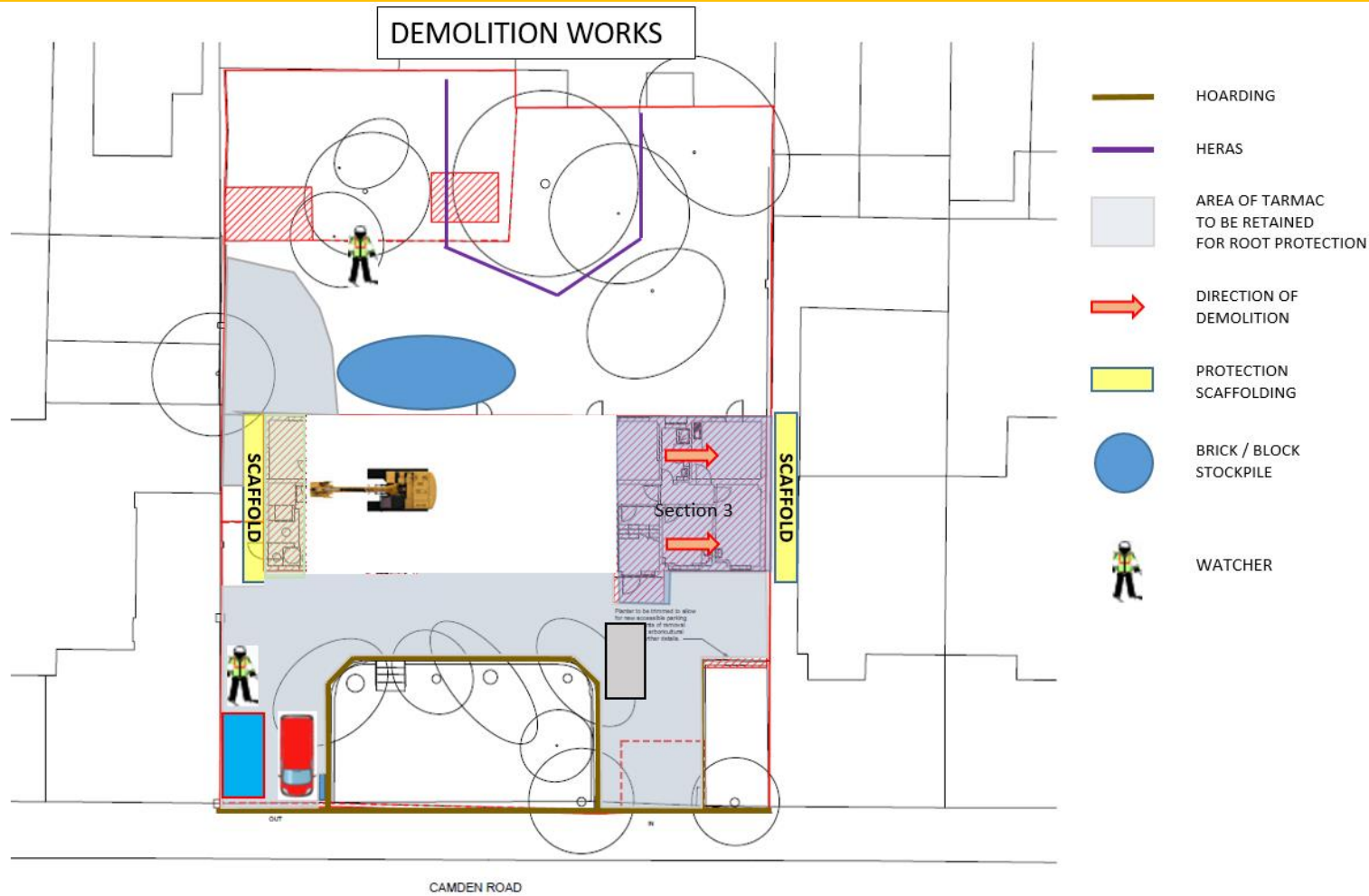


Method of Demolition



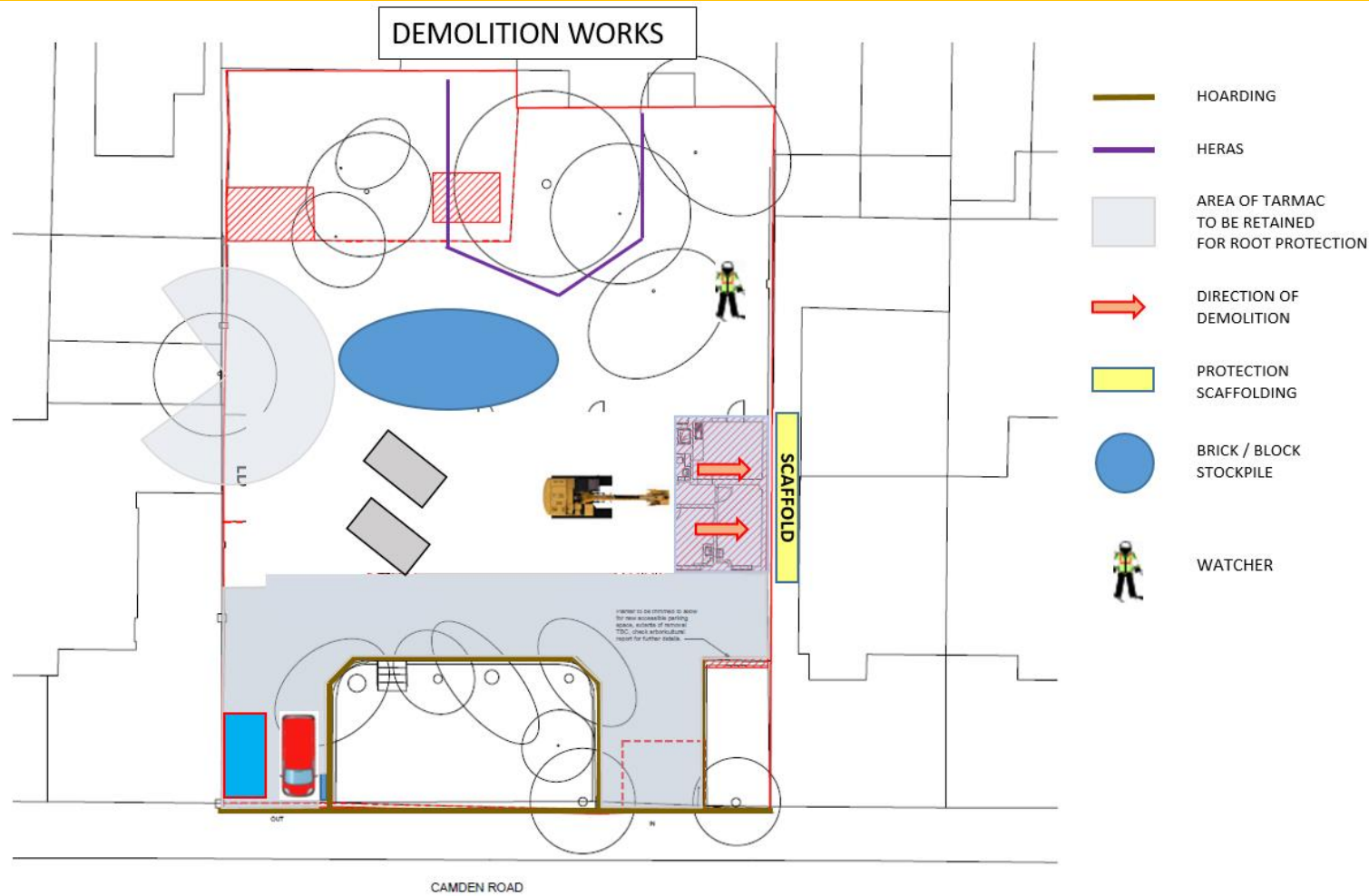


Method of Demolition

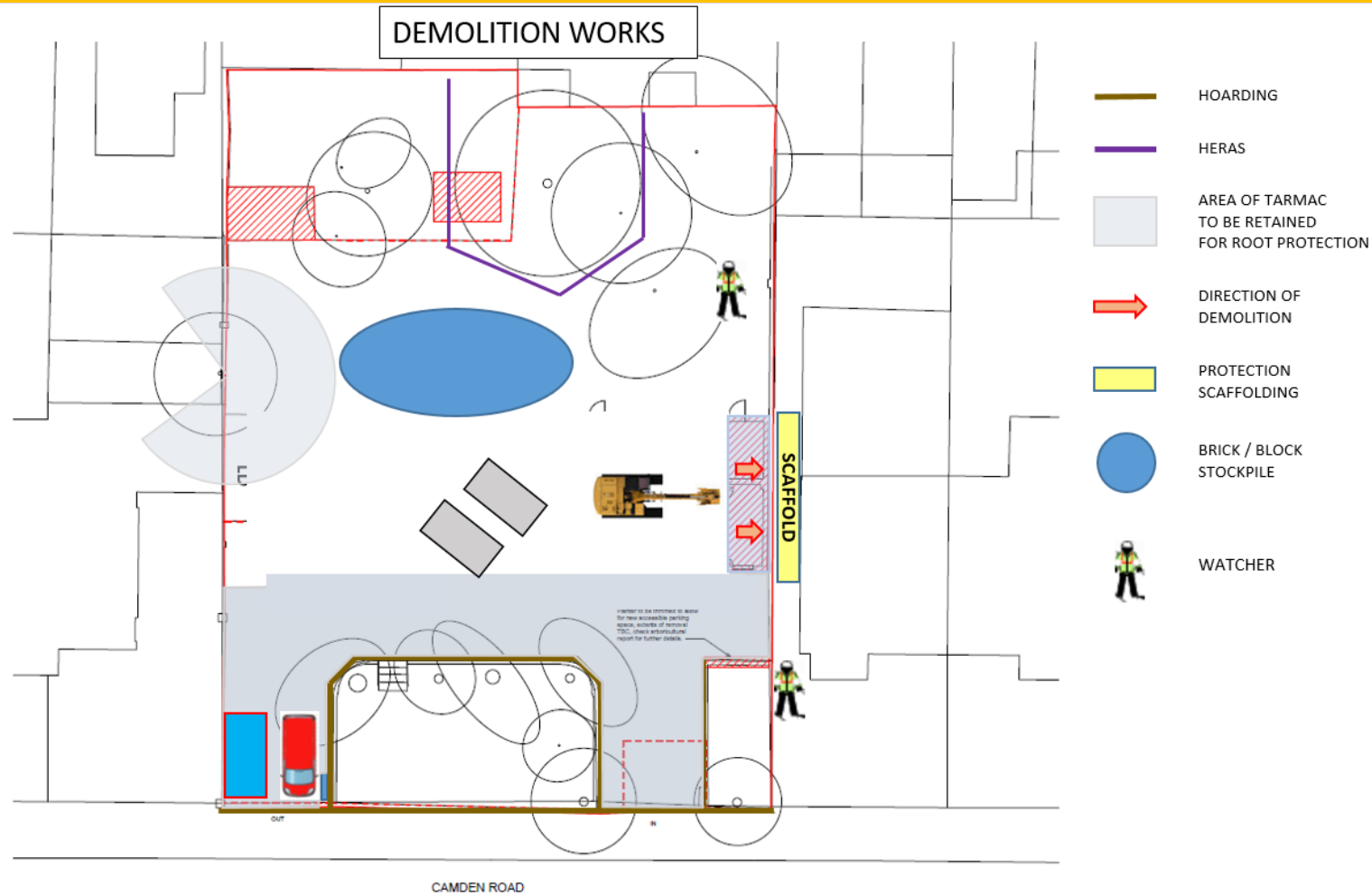




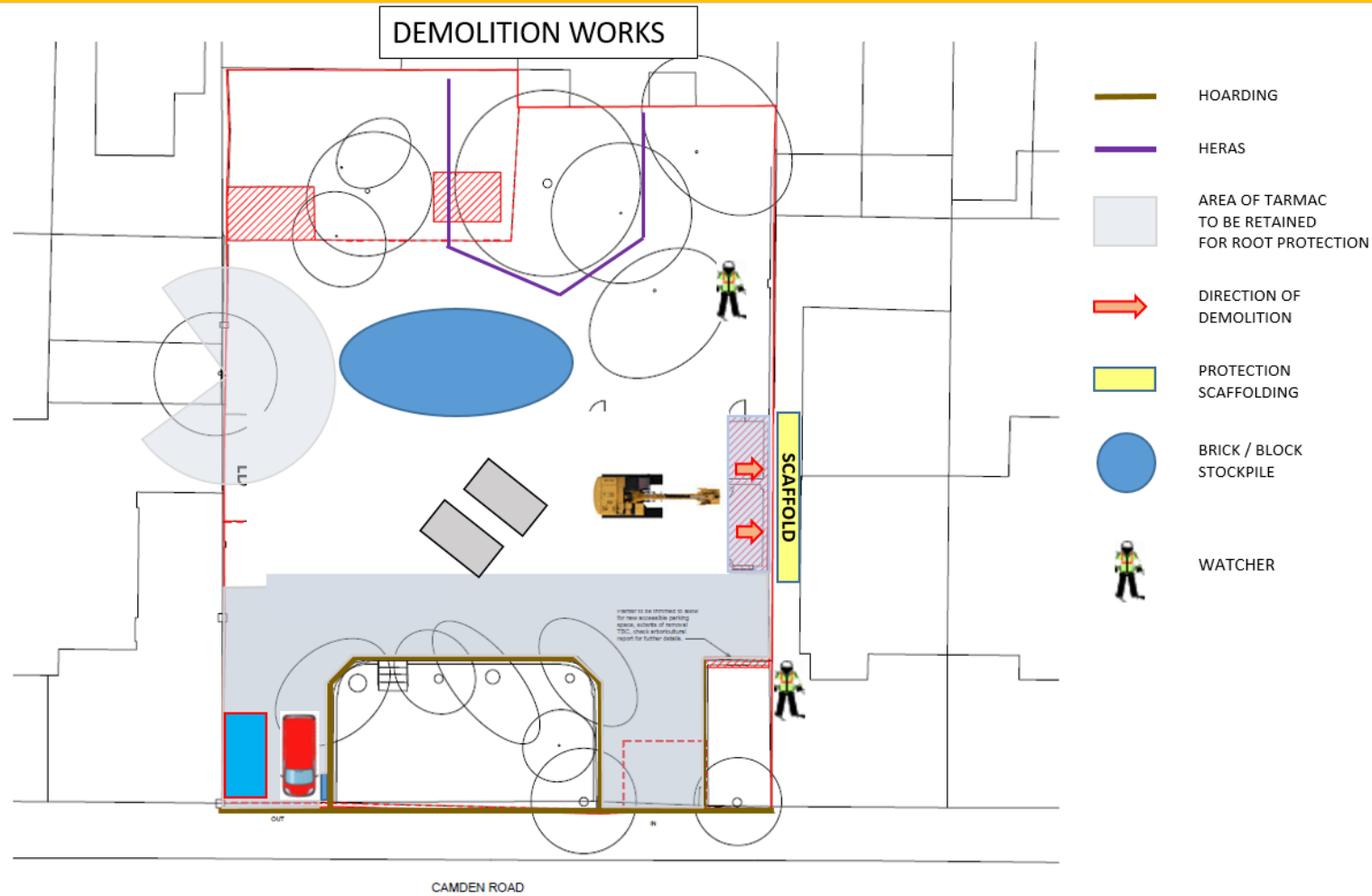
Method of Demolition



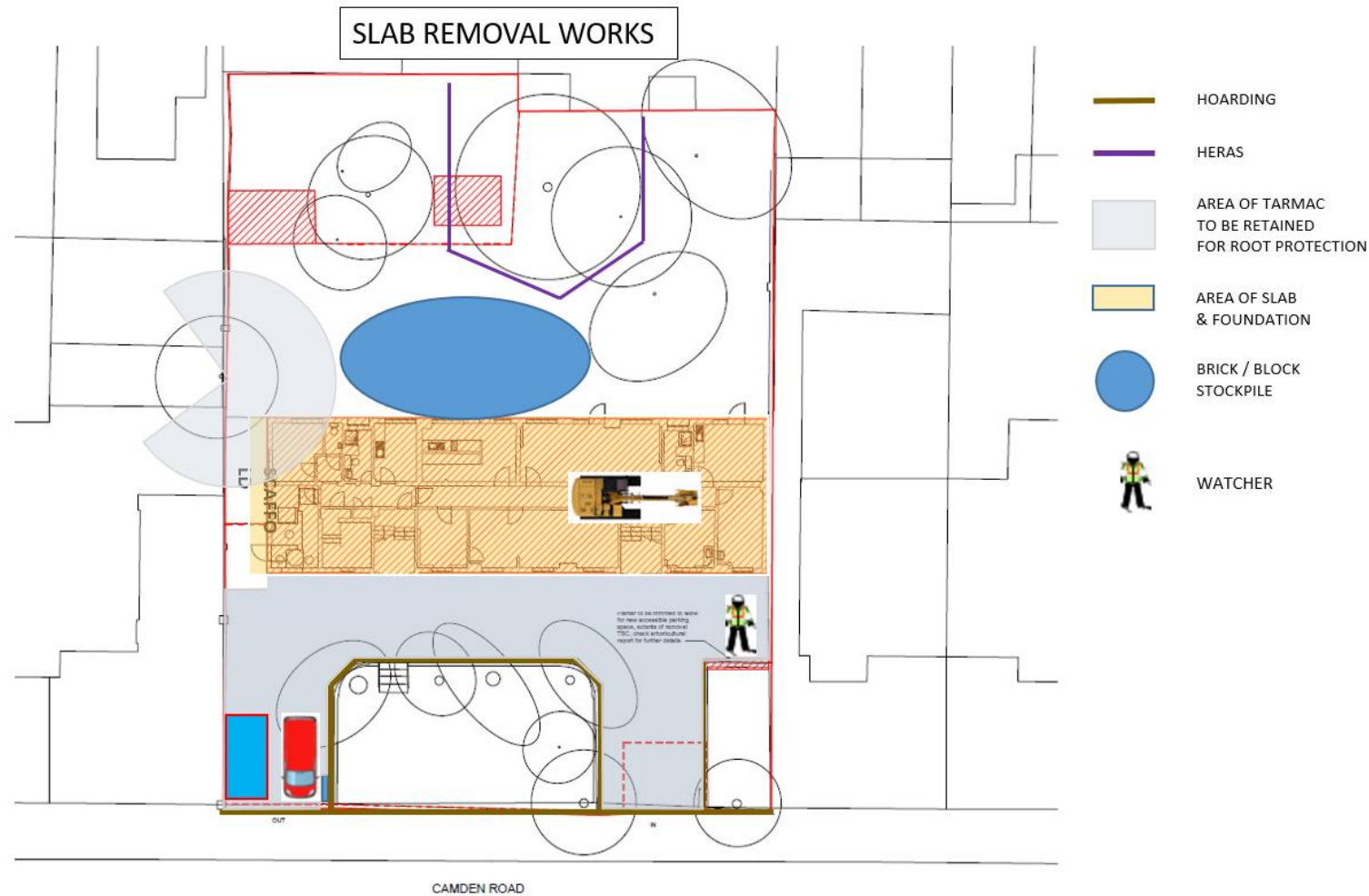
Method of Demolition



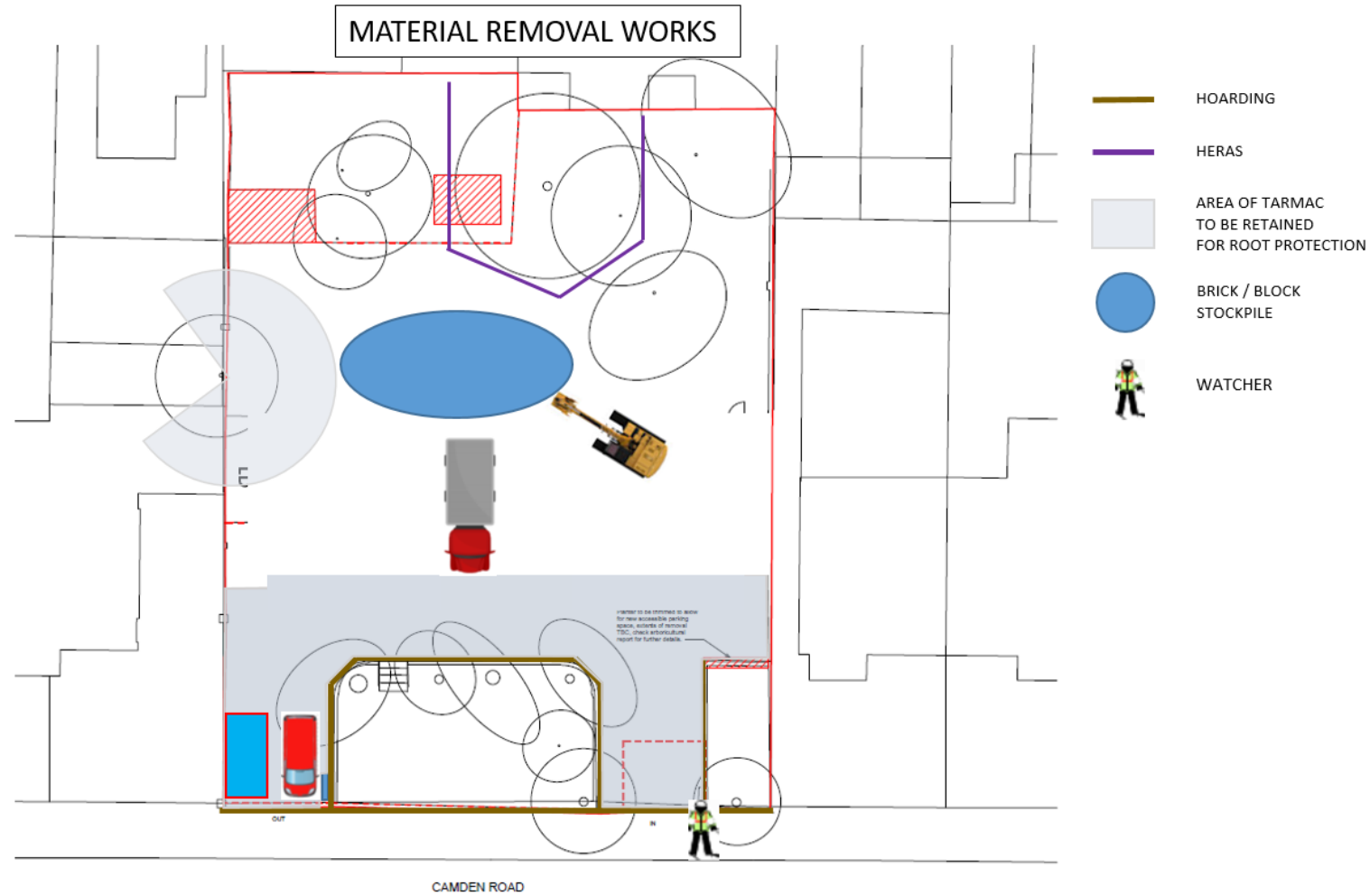
Method of Demolition



Method of Demolition



Method of Demolition



Questions?

**NOTE – WE ARE HAPPY TO TAKE AWAY ANY QUESTIONS THAT CANNOT BE ANSWERED TODAY & WILL ENDEAVOUR TO ISSUE THIS INFORMATION TO THOSE INDIVIDUALS WHO LEAVE THEIR FORWARDING DETAILS.
ALSO ANY QUESTIONS THAT ARE RAISED WILL BE DISCUSSED AT THE COMMUNITY WORKING GROUP MEETINGS THEREAFTER HELD BY LBC.**

