



248-250 Camden Road Regeneration Project Demolition Community Working Group Meeting #1

5th April 2022 5:30pm – 6:30pm

Venue: Online via Microsoft Teams

Attendees

Margaret Harvey	Camden Road resident
Tony Jaffa	Camden Road resident
Lin Cheng	Camden Road resident
Jessica Noske-Turner	Camden Road resident
Spencer Nicholl	Goody Demolition
Mark Hopson	LBC Officer
Mark Vucic	LBC Officer
Lauren Ramdeen	LBC Officer

Apologies

Fernando	Local resident
Kim Catcheside	Local resident
Tony Cave (Anthony Haddon-Cave)	Camden Road Resident
Katie Brier-Edney	Chair of Camden Square Neighbourhood Association (CSNA) 100a Camden Mews
Kate Cornwall-Jones	LBC Officer
Cllr Danny Beales	Councillor
Cllr Angela Mason	Councillor
Cllr Ranjit Singh	Councillor

Meeting Notes

Please view these notes in conjunction with the presentation for more detailed information.

Introduction

Mark Hopson – Invited all in attendance to introduce themselves.

Mark Hopson advised that the full Terms of Reference will be sent to attendees to review, and then to agree/give feedback at the next Community Working Group.

Terms of Reference (draft outline)

Purpose

- A forum for community engagement on the Camden Road Hostel redevelopment project
- Members of the group provide feedback and advice about matters of local/community concern

Remit

- A focus for community liaison with the contractor(s)
- Provides an ability to help resolve and mitigate any issues arising
- All individuals are treated respectfully with an open exchange of views is encouraged
- All comments will be taken into consideration
- Operates within the limits of the planning permission and planning conditions

Organisation of Meetings

- The group will meet monthly or more/less frequently as agreed
- Chair is responsible for the conduct of the meeting and has the power to exclude any person
- Meetings will be recorded

Meet the Goody Demolition Team

- Spencer Nicholl Operations Manager - 17 years with Goody
- Danny Wisker Site Manager – 16 years with Goody
- James Wall Contract Manager – 5 years with Goody

Demolition Management Plan

Key Document - Demolition Management Plan

- Goody will set out in detail the process of what they will take to access & exit the site, hours of operations, what work they will be doing at what stages; how they will mitigate dust and noise pollution and how that will work on the site.
- The council assesses the document to ensure that it is within tolerance of safety and issues part of Planning condition.
- Goody get issued a Planning permission to agree that they can go ahead with the work.

- Document remains live where feedback as part of this CWG forum can be obtained to modify the document and plan going forward.

Operation – Demolition Management Plan

- Site Access – Reverse lorries onto site and enter face forward; lorry drivers will call before entering. Traffic marshalls present to help co-ordinate the process. Will only use entry closest to the bus stop.
- All bins are on a hook lift. When one is full it gets taken away so we're continually moving the bins on & off site. Different levels of material will go into different recycling resources.
- Excavator vehicle is too large to enter site – Will need to obtain a dispensation from TFL to park lorry for 20mins to unload to remove special shackles of the lorry, allow to put ramp down, put sheets of ply on the road and footpath for safety– only time vehicle is needed on the road.
- Traffic Route – Use A1 Holloway road as main route to exit and enter site and A503; aware of the peak traffic times. Lorries arrive once a day. Demolition site so only will remove debris from site and will not deliver materials to site and will have skips changed as the works progress.
- 36 waste Lorries (Hook Lift & tipper).
- Considerate Constructor's scheme – Registered with CCS to ensure that supporting good demolition work conduct.
- Programme – Starting in May finishing in July 2022. Will be delivered to you so you can scrutinise.
- Compliance and Licence
- Project Bulletins will be delivered to neighbours throughout.
- Section 81 – Will be in place notice to LBC Building control of Demo works
- Noise, dust, vibrations monitors will be installed to improve Air Quality Management plan & Environmental Management Plans.
- Site will be fully closed with hoarding to prevent access.
- F10 notification is in place (notice to HSE for commencement of works)
- ASB5 notification issued and in place (notice to HSE of Asbestos removal)
- Noise Attenuation – Developed a Sound deadening for the breaks helps to minimise noise for neighbours and people around. Most of works will be conducted by Hydraulic munchers (pulverises the materials) may hear a few thuds; sound is different to traffic noise. The last few weeks breaking up the concrete will be the noisiest part of the work – 90db to 10m.
- Dust Suppression – New machine better than the previous dust buster machine. New device better size, control, reduces dust. Keeps dust in a single area and drops in a single area.
- Dust Monitoring – Two monitors onsite. There are trigger levels from the devices, if the dust levels exceeds too much will stop, access if what we are doing needs to change & speak to the local residents.

- Vibration Minimisation – Will feel vibration but will not exceed the trigger levels at that could cause damage to houses.
- Trees – Main trees (in green) will remain. Trees (in red) closest to the build will be removed. Blue area highlights some tarmac will remain to protect the roots and sides for next door.
- Removal of Garden Wall – Need to remove before works commence. Take down, put heras fencing along whole flank and other side due to concerns for security. Then will have the wall rebuilt- we can discuss further in another meeting.
- Scaffold Protection – Specialist scaffold system: To protect neighbouring property; will have a walk way for rear garden access. Alarms added to prevent access from frontage. Designs will be shared in the next meeting.
- Hoarding arrangements – Camden text along front with gates for demolition team access. Will put heras fence along either side except for scaffolding side
- Method of Demolition – Scaffold around whole building, working towards 246, strip roof, scaffold front and back removed, leaving side scaffolds up for protection, front left hand side, taking rooms down from top, a room at a time and working towards stairs, move scaffold on left, move machine in and work towards 246 move items away from it and moving from floor to floor.

Programme Plan of overall Project

- Estimate of main works to commence autumn time but once main works contractor is appointed we will confirm when main works will begin.
- Overall Project completion forecast February 2024.

Questions & Answers

Security

Tony - When demolition works are complete & workers leave the site, does the heras fence stay? Will there still be hoarding at the front? Will it still be secure? Will there still be hoarding after demolition is complete?

Answer: There will be security measures in place. Will discuss with Mark and access the site to determine whether more heras fencing is required. Solid hoarding will remain until the construction part is later complete.

Noise

Lin - Will works effects my meetings when working from home?

Answer – Towards the end of the week will break concrete for a few weeks will be noisy. Will notice a few thuds depending on your location. As you are on the other side of the road should not hear too much noise. Double glazing with take away 20 decibels, Sound reduces every 5m with walls taking 30-40 decibels. 60-70 decibels would be an issue which the most of the demo works will not be.

Asbestos

Lin – How much materials onsite asbestos

Answer – Asbestos intrusive survey conducted on the building. The asbestos is contained in the fabric and are mainly tiles. Only when tiles are broken becomes a health and safety issue. Licenced specialist company will deconstruct the item, put in fully enclosed skips which goes to a specialist place for disposal receives a waste tickets.

Work Men onsite

Margaret – How many people will you have onsite?

Answer – Not many: 15 workmen. Contractor Goody, Asbestos workmen will be onsite. Most of works will be carried out with a machine.

Programme & Next Steps

- CWG's currently to be held monthly
- We are currently procuring the main works contractor
- Forecast for completion of the project building works is February 2024.
- The next meeting will be provisionally scheduled for Tuesday 24th May 2022, 5:30-6:30pm – confirmation of date nearer to the time.