

# Camden Road Hostel Neighbour Engagement

Camden Hostels

October 2024





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## Agenda

1. How will the residents be protected?
  - Safety segregation
  - Working hours
  - Logistics and deliveries
  - Noise
  - Vibration
  - Dust
2. Works for the next 3 months  
Start on site: Mid/Late November
3. Considerate Constructors
4. Community Engagement

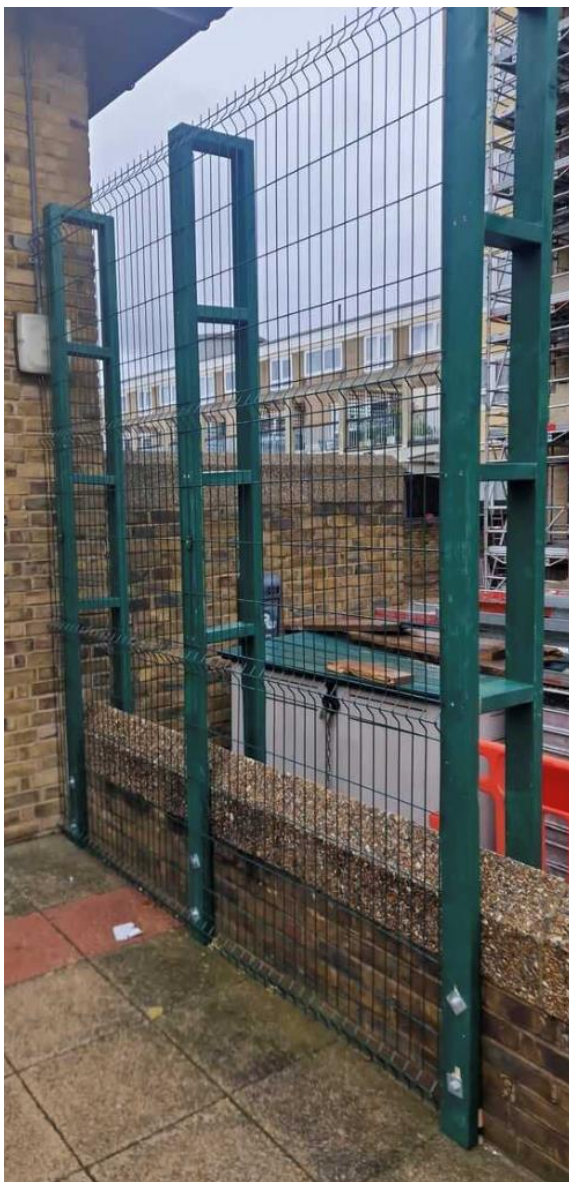


## 1. New Camden Road Hostels



## Safety Segregation

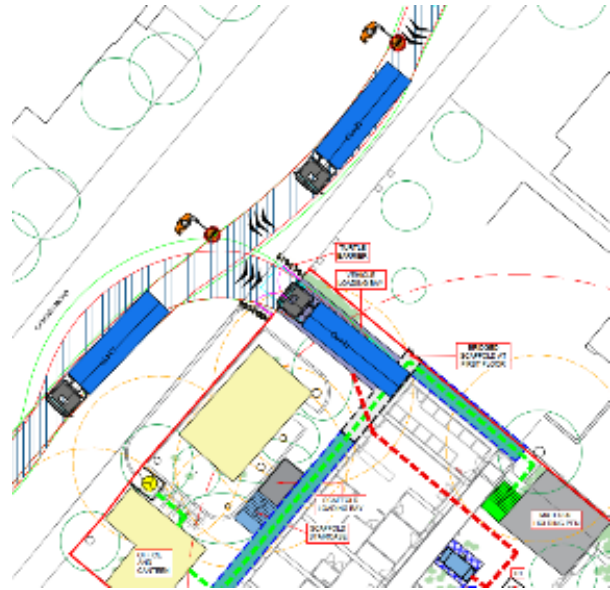
- All works will be carried out behind site hoardings to ensure safe segregation of the works from local residents and the general public.
- Hoardings will be in place around the Camden Road site.
- Community Notice Board – will be updated with pictures of the project and newsletters.



## Hoarding

- Morgan Sindall will secure the site once in possession
- There will be a protective mesh barrier installed along the boundary walls either side of site
- The hoarding along the pavement elevation will largely follow a similar design





## Safety

- One vehicle entry and exit gate, North end of site.
- All construction vehicles will be reversed in from Camden Road under the control of traffic marshals.
- Retractable gate to be positioned across the pavement as vehicle arrives and leaves site.



# Working Hours

The site will be open

**Monday to Friday: 08:00 – 18:00**

**Saturday: 08:00 – 13:00**

**Sunday and Bank Holidays: Closed**

All site operatives will arrive on site between 07:30 – 08:00 but will not start works until 08:00. Site operatives will stop at 18:00 and will leave site by 18:30, once they are cleaned and changed.



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## Logistics and Deliveries

- All delivery drivers will be registered with either CLOCS or FORS which is an advanced awareness course.
- Permitted Delivery Times:  
08:00 – 18:00.
- Morgan Sindall will limit deliveries to 09:30 – 15:00 during less busy periods as far as possible

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## Logistics and Deliveries

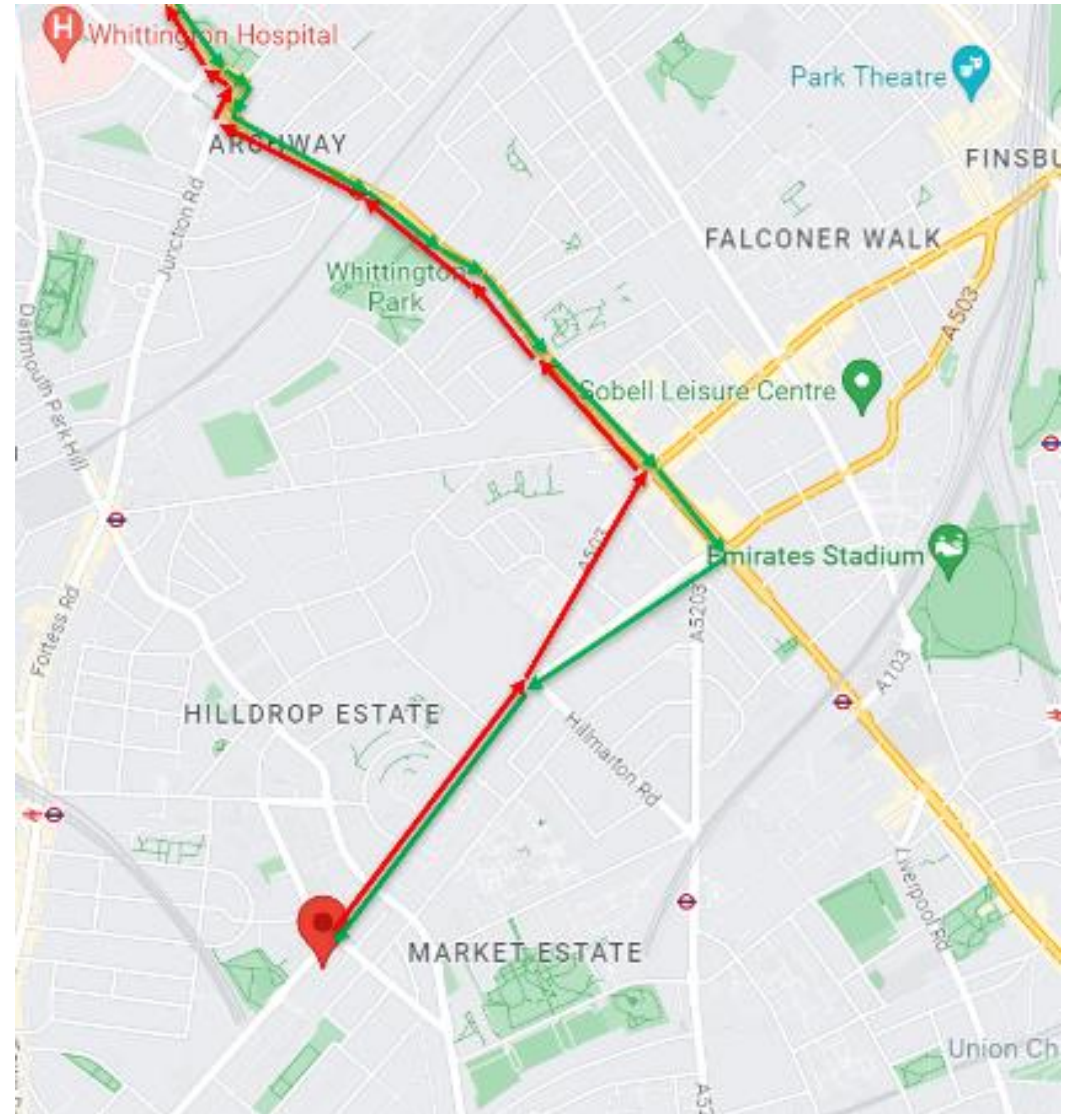
- There is no parking on site. No personnel will park in neighbouring streets.
- All deliveries are booked into a delivery management schedule – only one delivery will arrive on site at any one time.
- No deliveries will be waiting outside of the site hoarding, our site gate teams will bring deliveries straight into site.
- All vehicles brought into site are under the control of a Traffic Marshall.





# Logistics and Deliveries

- A delivery route to site has been agreed with London Borough of Camden Highways.
- Vehicles will approach site from the North via the A1. Turn right onto A503 and travel down Camden Road (Green).
- Vehicles will then leave site via the same route, travelling back up North on the A1 (Red).





## Noise

- Construction methods will be selected to mitigate noise e.g. piles will be bored instead of driven.
- Where possible, materials will be manufactured off site to reduce noise.
- All construction plant will be selected on lowest noise levels, electric or battery plant in preference to diesel.
- Acoustic screening will be used around any particularly noisy construction activities where possible.
- Where possible, materials will be lifted in place by the tower crane to keep noise down.
- As a last resort, noise meters are installed around the site to monitor the noise levels of works.

## Vibrations

- Construction methods will be selected that reduce vibration e.g. bored piles instead of driven.
- All plant has been selected with mechanical measures to limit vibration.
- We will select construction plant with longer reaches to reduce the amount of times if needs to move on site.
- All piles will be cropped as opposed to broken out.







## Dust

- Dust will be controlled at source, activities will be carried out in a manner to preclude dust generation.
- Dust levels will be controlled by damping down the works with water where there is a risk of dust.
- Additional screening will be erected around any works likely to cause dust (Majority of Demolition already completed).
- Our traffic marshals will jet wash vehicles before leaving site to reduce the risk of debris onto the public highway.



## Initial Works on site

- Site Enabling works:  
Site Establishment to Piling Mat.
- Erection of remaining hoardings and  
Site Welfare set up.
- Removal of remaining below ground  
foundations.
- Boundary wall works.



## Step 1

No.246 Camden Road and No.95a Camden Mews Boundary Wall.

Duration: 3 weeks

Access to the Garden Areas will be prohibited during this time due to excavation works.



# Partially close garden and strike hoarding (No.246)



- Install Heras Fencing locally within garden to make secure
- Including signage and fencing clips

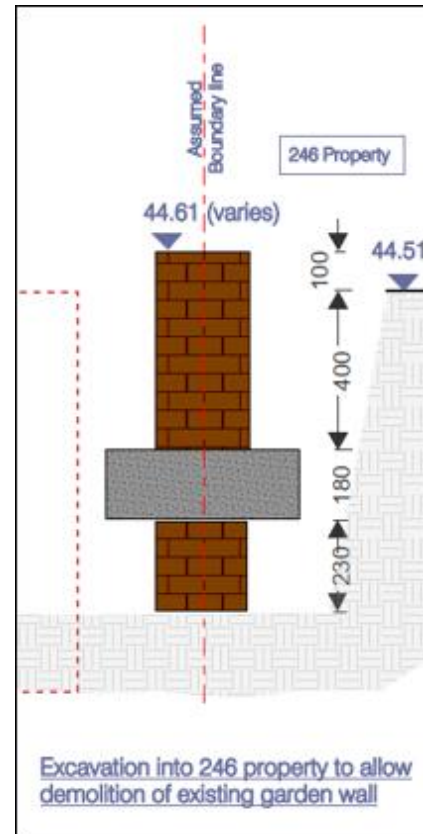
# Close garden and strike hoarding (No.95a Camden Mews)



- Install Heras Fencing locally within garden to make secure.
- Including signage and fencing clips.



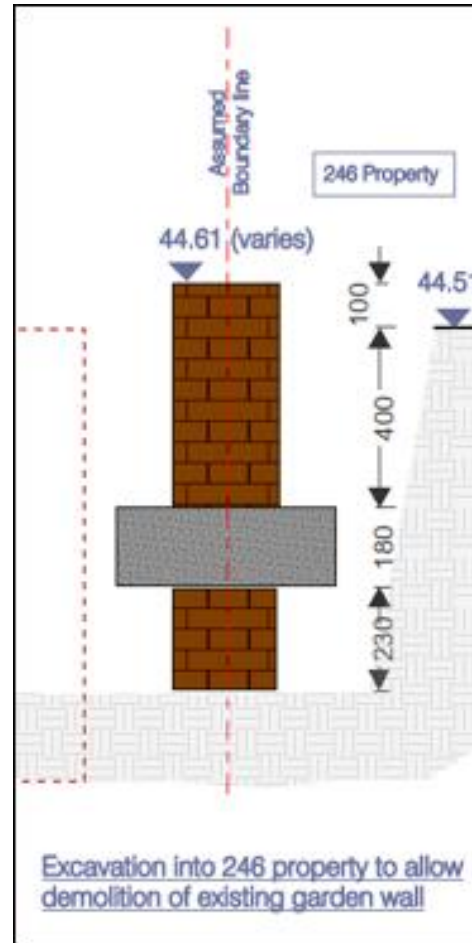
# Demolish remaining brickwork in garden (No.246)



- Remove remaining low-level brickwork using small excavator on site side.

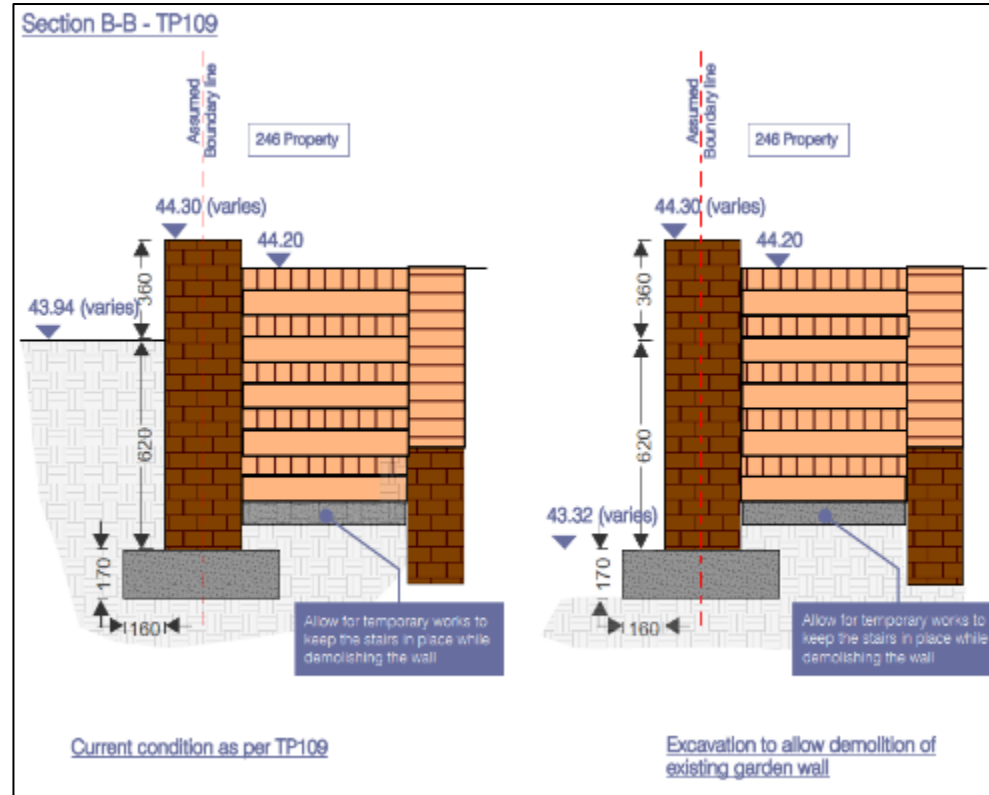


# Demolish remaining brickwork in garden (No.95a Camden Mews)



- Remove remaining low-level brickwork using small excavator on site side.
- Paying close attention to AC unit and conservatory.
- Duration: 2 days.
- Please note garden will be closed during these works.

# Demolish brickwork adjacent to stairs (No.246)

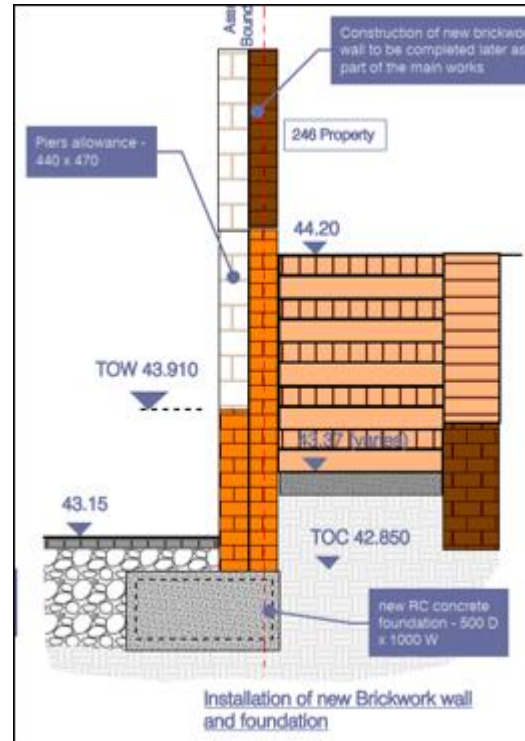
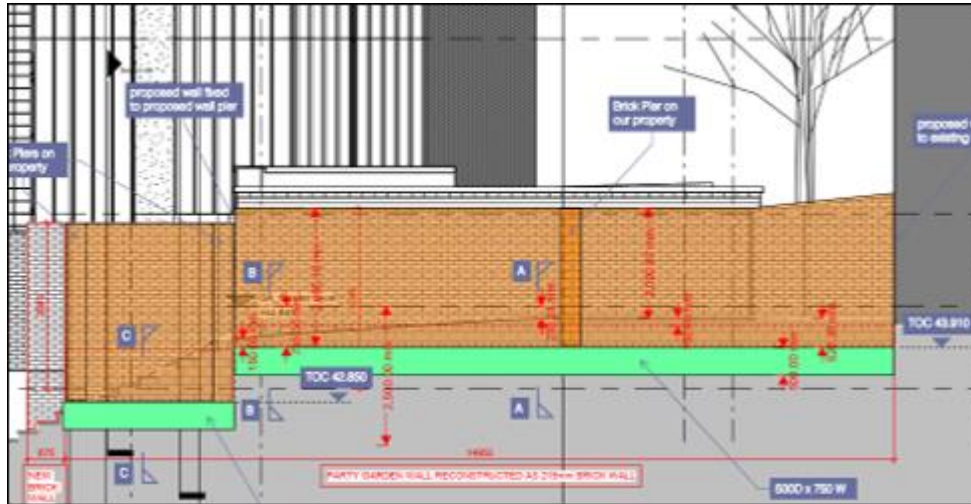


— Garden Wall to be demolished

— Section of stairs to be removed to accommodate new foundation

Duration 2 days

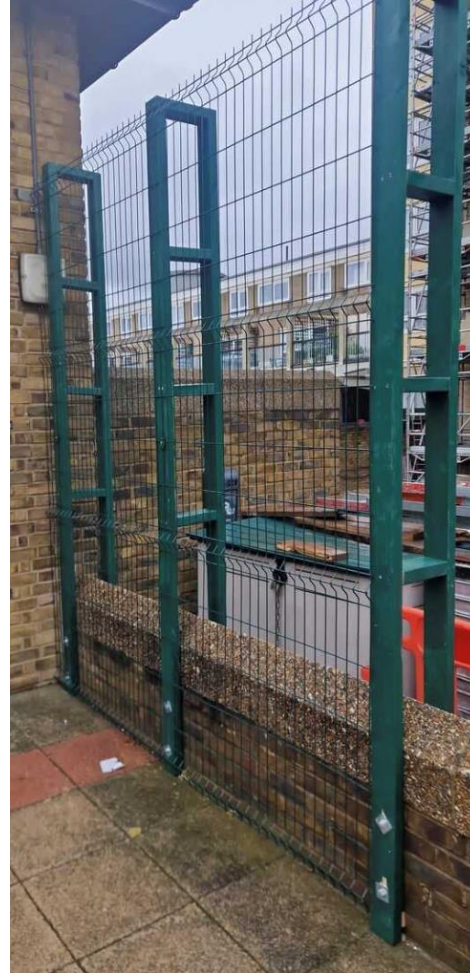
# Cast new brickwork foundations (No.246)



- Cast new wall foundation in 246 garden boundary.
- Cast new foundation adjacent to stairs.
- Build first brick courses to bring up to ground level so as not to clash with Sheet Piling Rig.



# Reinstate hoarding along Boundary Line



- New brickwork will be left 500mm high from Ground Level.
- Rest of wall will be completed towards the end of the project once Disabled Unit is completed. (Step 7 on following slide)
- Re-instate hoarding and open garden

## Step 2

Partial demolition No.252 Camden Road and No.101 Camden Mews boundary.

Duration: 1 week

Happening concurrently with No.246 side.



## Install localised segregation within garden (No.252 and No. 101 Camden Mews)

- Install heras fencing or pedestrian barriers locally within the garden to make secure
- Include signage and fencing clips





## Partial demolition of garden wall to ground (No.252)

- Partial demolition of garden wall to enable safe removal of remaining hard standing surfaces left by demolition





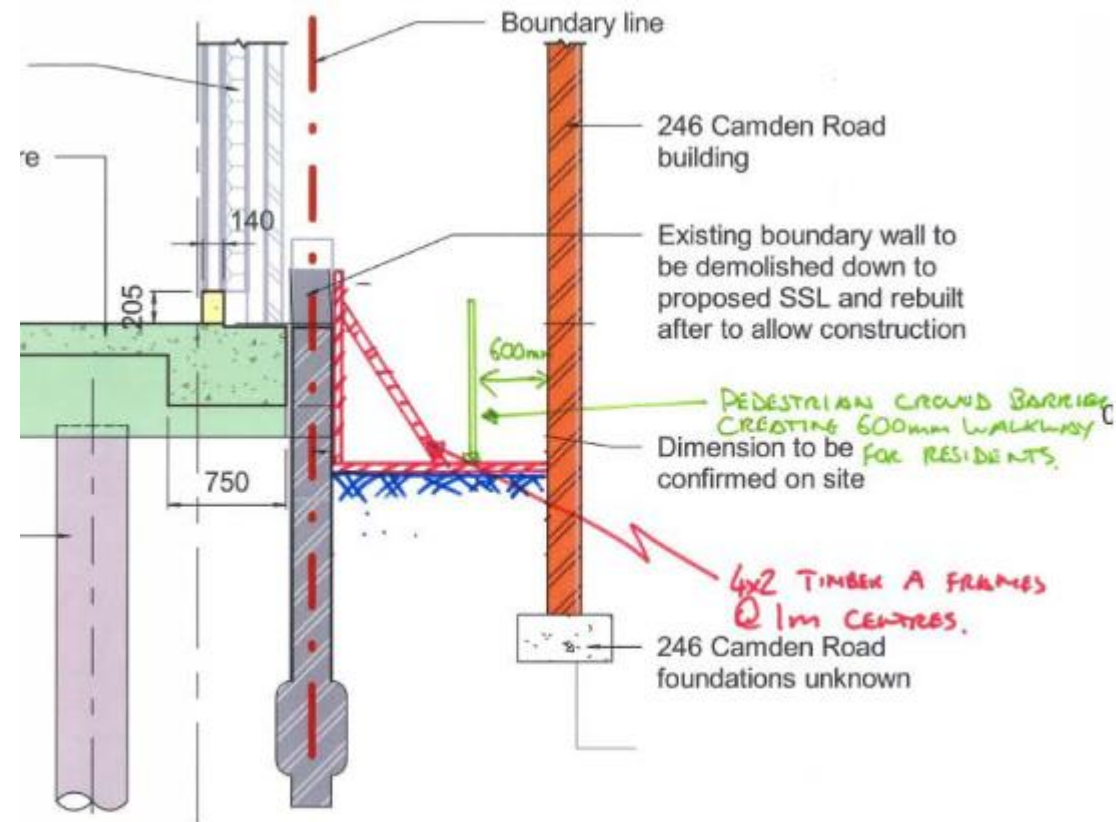
## Partial demolition of garden wall to ground (No.101 Camden Mews)

- Partial demolition of garden wall to enable safe removal of remaining hard standing surfaces left by demolition



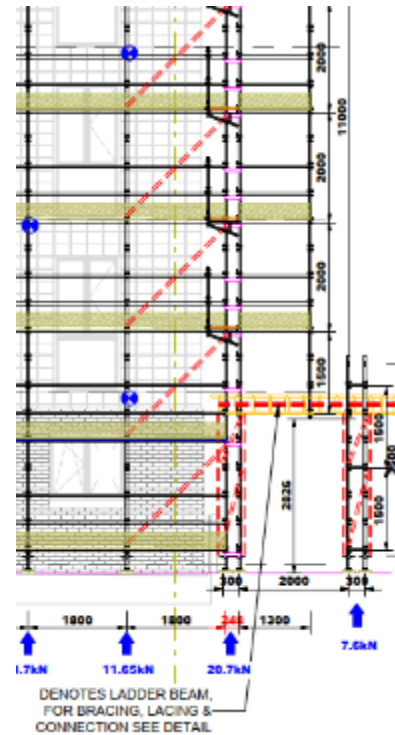
# Install temporary works along footpath (No.246)

Install timber bracing as a means of temporary support to existing garden wall





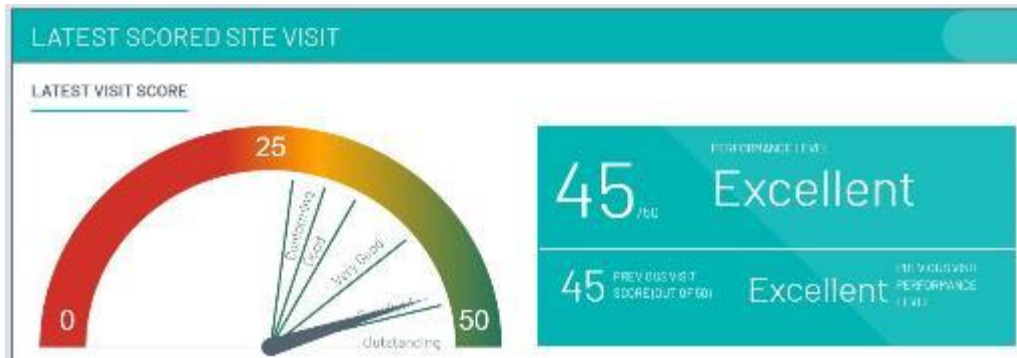
# No.246 Scaffold – March 2025



- Protective scaffold walkway to be installed along garden pathway of 252 Camden Road.
- Scaffold will be double boarded for thorough protective measures to residents.
- Walkway to be protected in the early stages of the project. Main scaffold to be erected once frame is constructed.

# Considerate Constructors Scheme (CCS)

- The site will be registered with the Considerate Constructors Scheme and we will abide by the requirements of the scheme.
- This Morgan Sindall Team were recently awarded a GOLD Considerate Constructors Scheme Award.
- Morgan Sindall pride ourselves on Community Involvement and being a good neighbour.



# Consistent Communication

- Monthly progress newsletter
- Letter distributions
- Notice board updates
- Morgan Sindall – Camden Hostels Webpage



## NEWS

### COMMUNITY NOTICE TO RESIDENTS

We are due to be appointed by the London Borough of Camden to carry out the redevelopment of the Camden Hostels on Chester Road and Camden Road.

As a responsible contractor, we will keep residents and the wider community informed of upcoming works.

This communication is to inform you that we will be undertaking some final surveys/investigations and carrying out pre-contract visits with our suppliers and subcontractors from Thursday 10th October 2024, before closing out the contract and commencing construction works on Chester Road.

This is a highly exciting project for Morgan Sindall and the London Borough of Camden, and we are delighted to be working in your borough.

Should you have any questions or concerns please contact Monica Paul on 07977 354 264.





## Employment, Skills and Training

- Offer local apprenticeship opportunities.
- Provide work experience placements for the local community.
- Create jobs for Camden residents.
- Support and facilitate T-Level placements for local students pursuing qualifications.
- Engage with local schools by supporting activities such as construction insight days, hosting 'Safety Poster' competitions for students, and organising site visits.





## Wider Community Engagement

- Dedicate volunteering hours to support local enterprises, projects, and initiatives.
- Collaborate closely with charities, local enterprises and third sector organisations.
- Engage with the local supply chain.
- Donate funds and materials to local projects.
- Support goodwill efforts, including pro-bono initiatives.
- Offer a study program for NEETs (those not in employment, education or training).
- Promote biodiversity and conservation efforts, such as installing bird boxes, and supporting local habitats and community garden spaces.



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## Community Engagement

- Elliott Shaw will be our full time Community Liaison Officer for Morgan Sindall on the Camden Road and Chester Road projects.
- Any queries, questions or concerns relating to the project, please contact Elliott Shaw, Sam Breaks or Monica Paul.
- Our project website will be updated shortly with the necessary contact details and information relating to the project.

**Elliott Shaw**  
07443251270



Q&A