

# 2 Chester 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 2 Chester 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 2 Chester Rd. The redevelopment will provide 50 new temporary homes for families.

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

 The project received planning permission on 11th May 2021 under reference: 2020/3461/P.

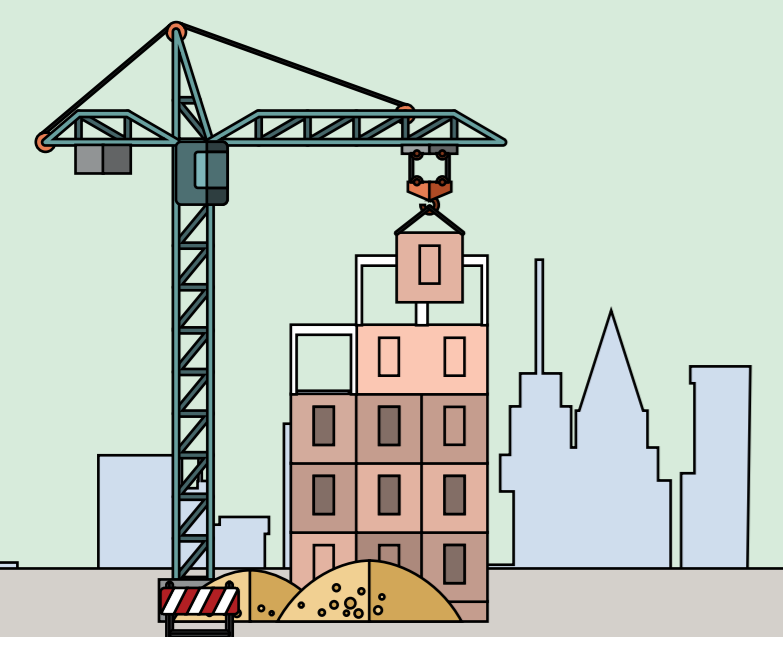
 The project also includes improvements to the public footpath to the north and a new public courtyard for the residents of 2 Chester Road.

### 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
-  Colva Walk closure
-  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



# 2 Chester Road Hostel Development

## Outline of the construction works

### Site logistics plan

#### Secure Hoarding

- The existing hoarding will be looked after by Morgan Sindall. Damaged hoarding will be replaced and Colva Walk will be closed temporarily to secure the site during the excavation and installation of underground services & utilities to guarantee the safety of the footpath users (see red line below).
- Hoarding will predominantly follow the same line.
- New hoarding to be installed along the perimeter boundary of 85 Dartmouth Park Hill to provide additional security and separation.

#### Site Accommodation

- A temporary site accommodation building for workers will be built behind the Colva Walk hoarding.
- A vehicle loading bay will be provided with access and exit points into the site on Chester Road and Dartmouth Park Hill as shown below.

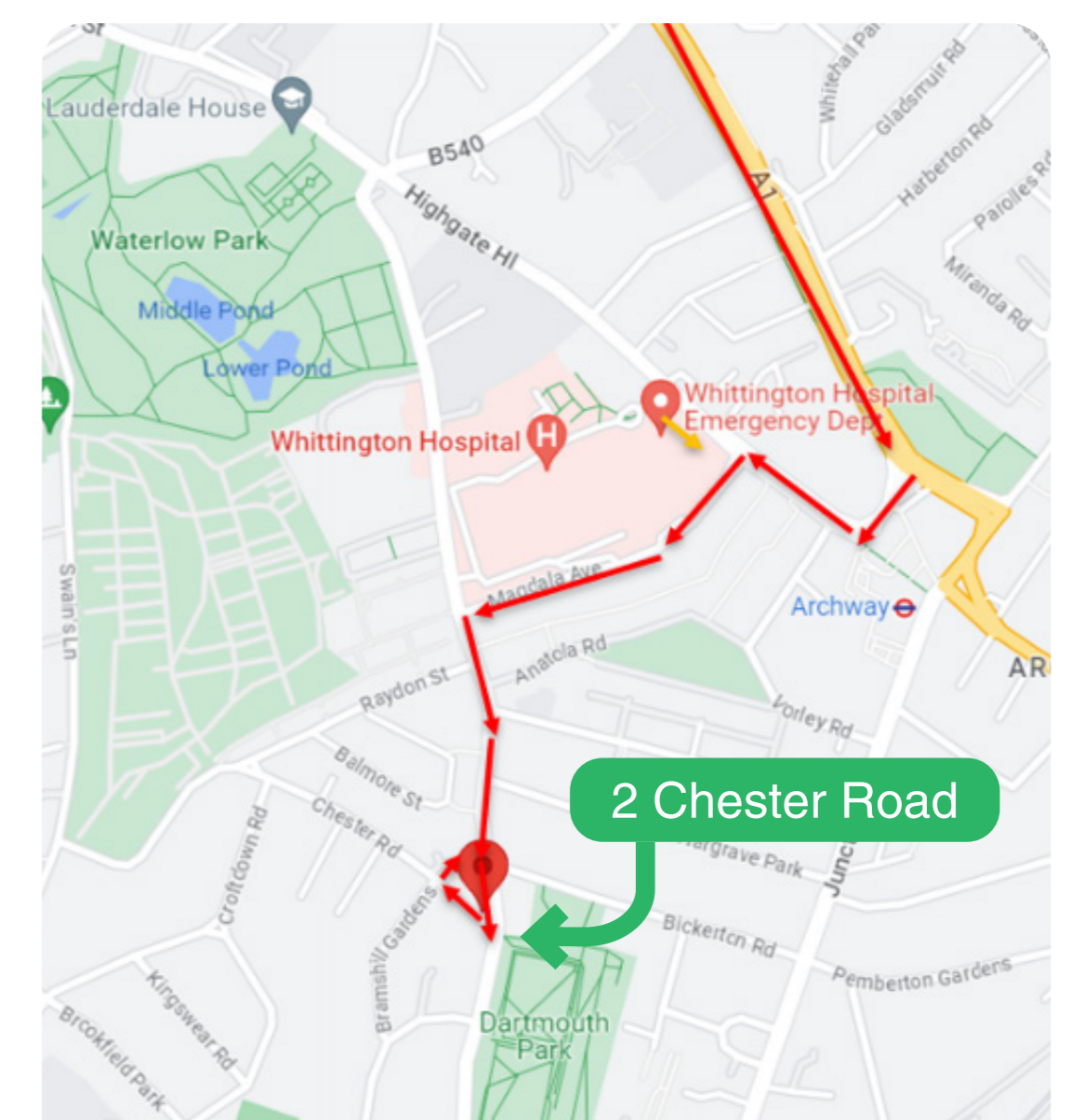
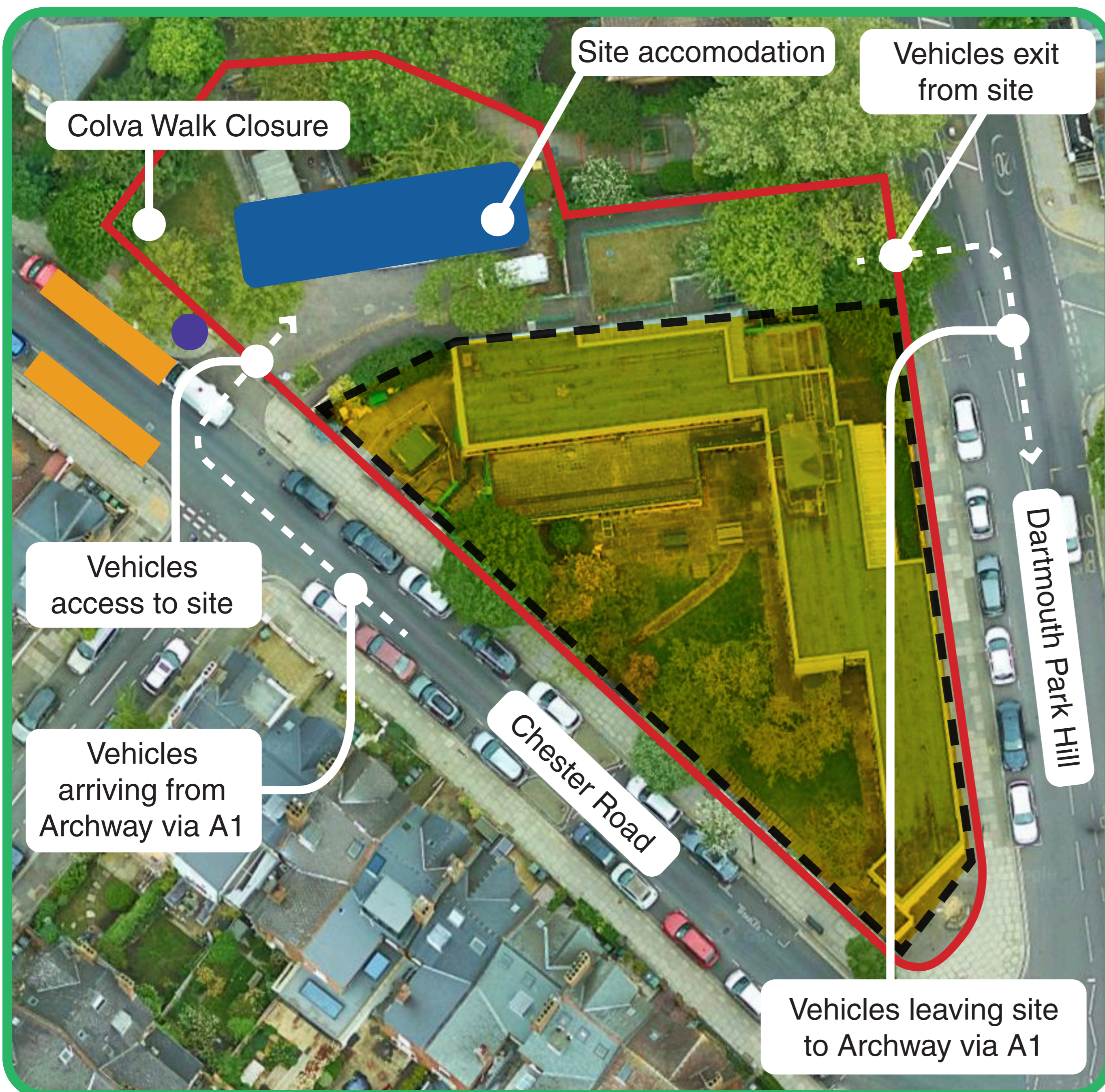
#### Colva Walk

Colva Walk will be closed during construction to ensure pedestrian safety and to allow construction to take place securely.

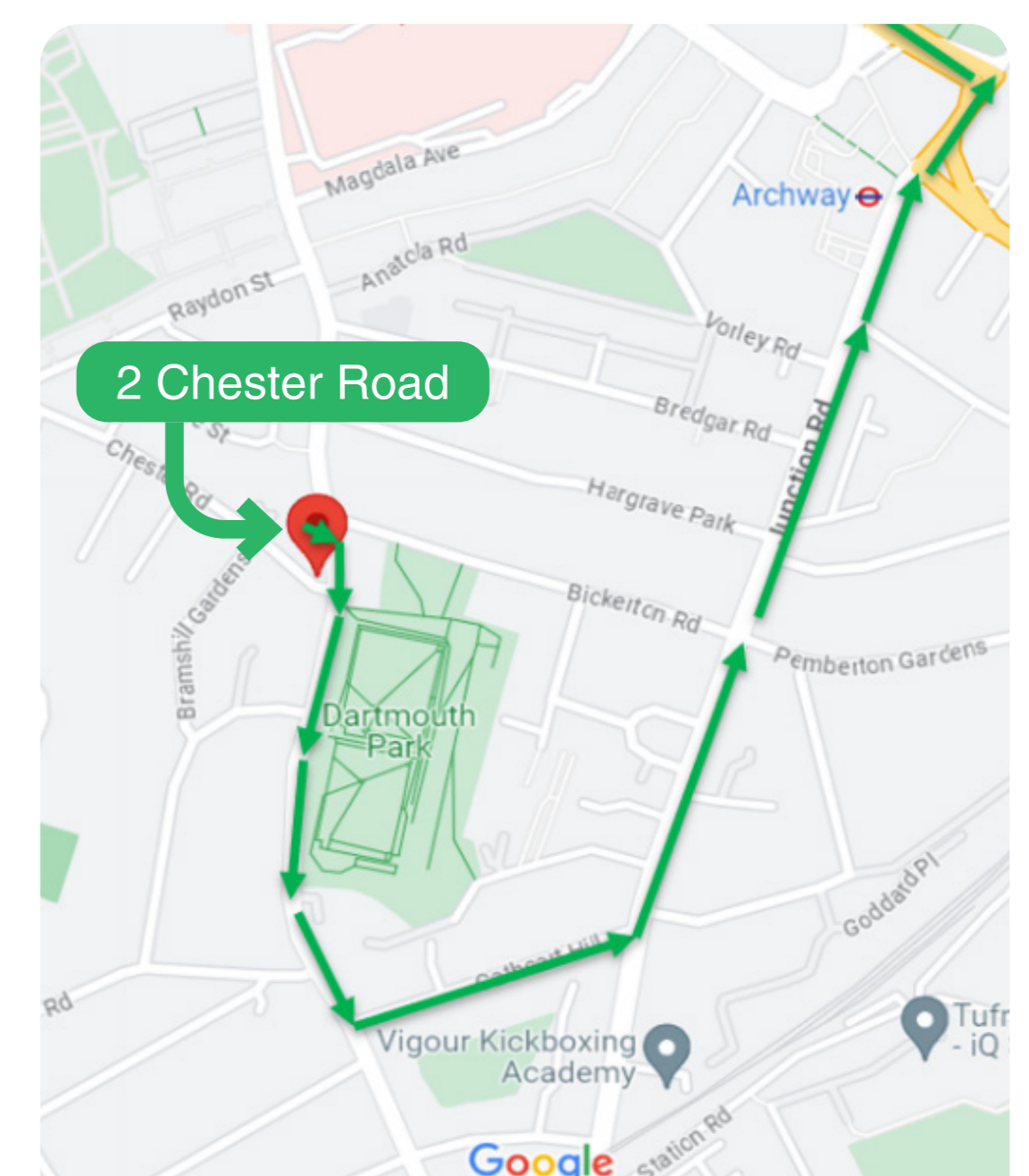


Closing off of Colva Walk

#### Construction Traffic Movement Plans



Traffic to Site

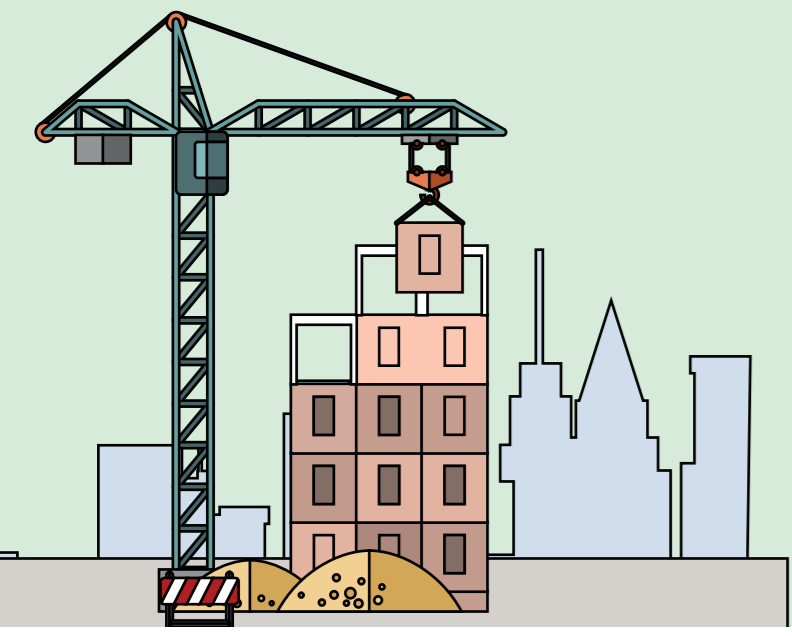


Traffic Away from Site

- Site Hoarding
- Footprint of New Buildings

- Pedestrian Turnstile Entrance
- Parking Bay Suspensions during enabling works\*

\*There may also be a short term parking bay suspensions on Chester Road for abnormal loads such as a piling rig.



# 2 Chester 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



### 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



### 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 Chester Road in the search OR scan the QR code

# 2 Chester Road Hostel Development

## Indicative stages of the construction works

### Community engagement

We would like to engage 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

April 2024	 Site set-up
	 Enabling Works
July 2024	 Substructure
September 2024	 Superstructure
January 2025	 Fit-Out
July 2025	 External Works
October 2025	 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:

2ChesterRoadHostel@camden.gov.uk



#### Writing to us at:

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



#### Visiting our website:

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