

# Chester Road 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





## 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 Chester Road site.
- Community Notice Board – will be updated with pictures of the project and newsletters



## Safety Segregation Existing Hoarding Adoption

- The existing hoarding will be adopted by Morgan Sindall and replaced where necessary if damaged.
- 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 segregation.





## Safety Segregation Colva Walk Closure

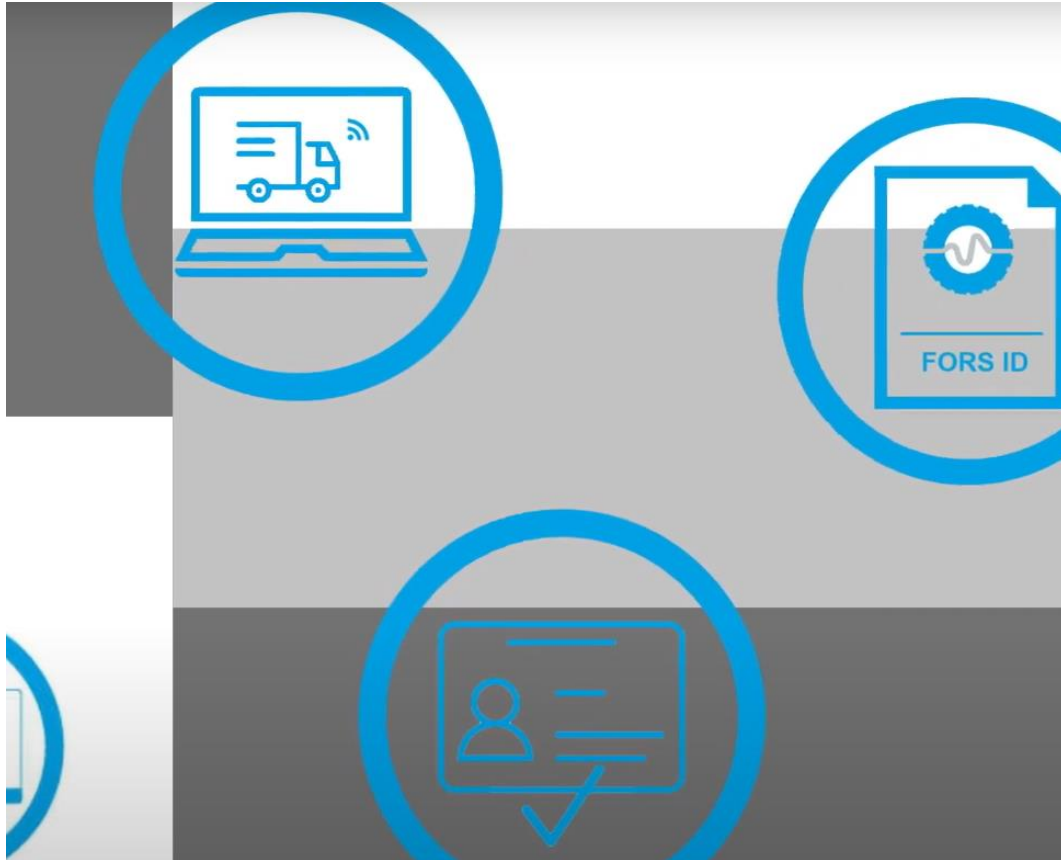
- We will need to close Colva Walk for safety reasons during the build.
- New LV Electricity incoming services fall in close proximity and run directly adjacent to Colva Walk.
- Accommodate Welfare Area.
- Extensive ground works and excavations will be required to install the attenuation tank. The closure of the footpath will be necessary to form the correct exclusion zone for the safety of the footpath users and to prevent the undermining of the Colva walk foundations.



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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:  
09:30 – 15:00 and 17:00 – 18:00
- Vehicle is permitted to enter site at 08:00 but must stay on site until 09:30.



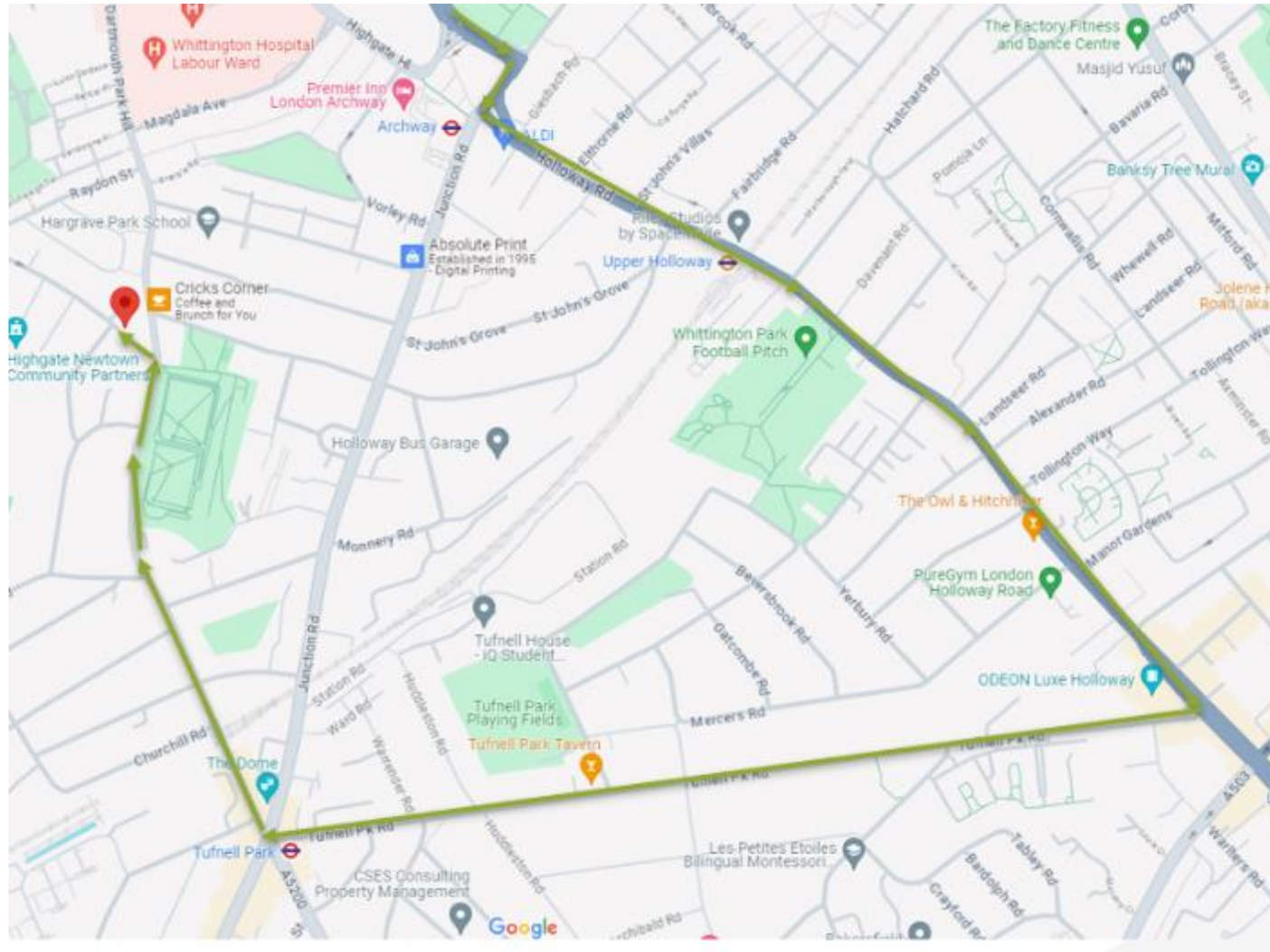
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## Logistics and Deliveries

- 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.

# Route to site during enabling works

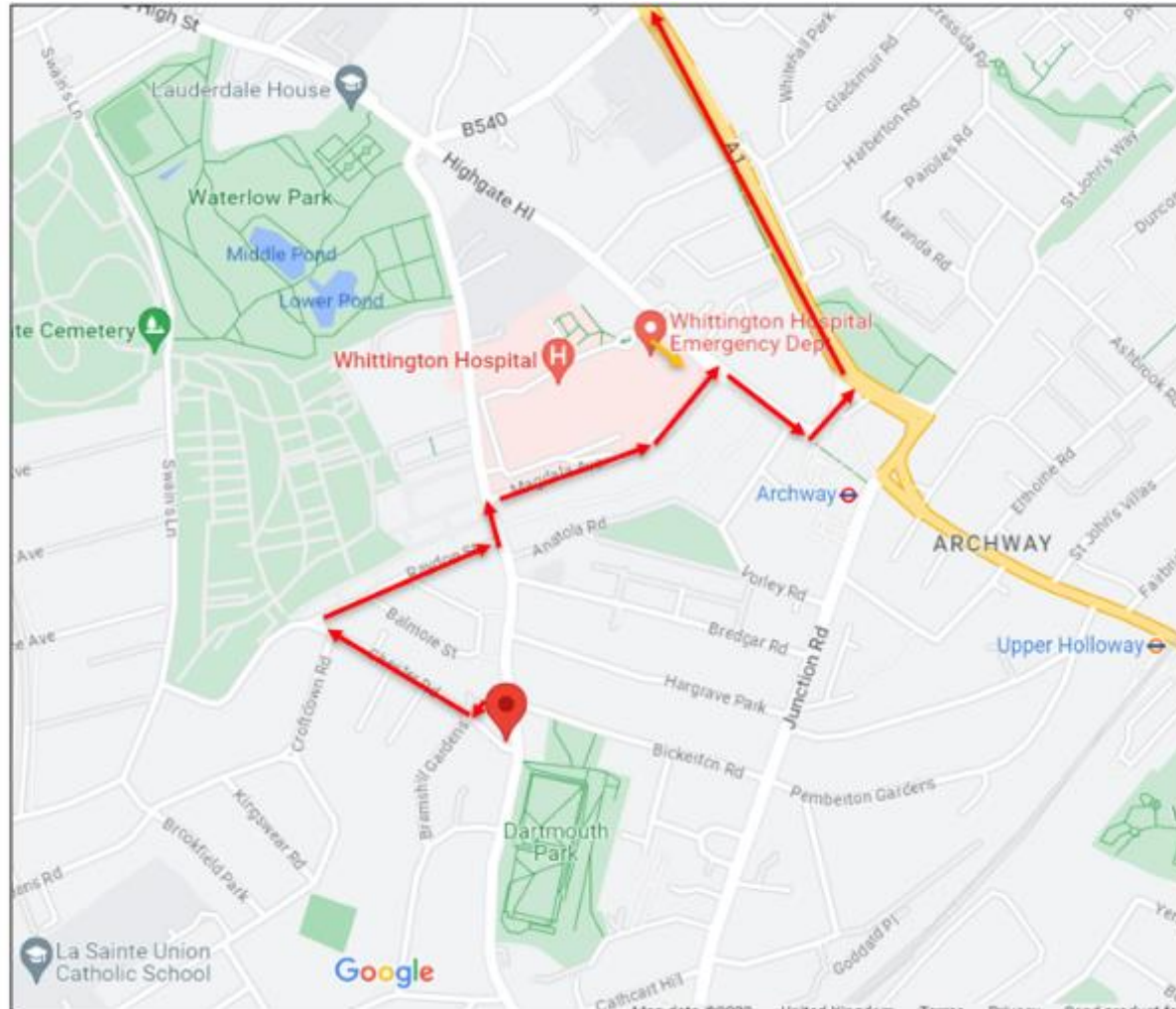
1. Approach from the North via A1
2. Continue south along Holloway Road through Archway
3. Turn right onto Tufnell Pk Rd
4. Turn right onto Dartmouth Park Hill
5. Right onto Chester Road
6. Enter Site Via Gate 1





# Route away from site during enabling works

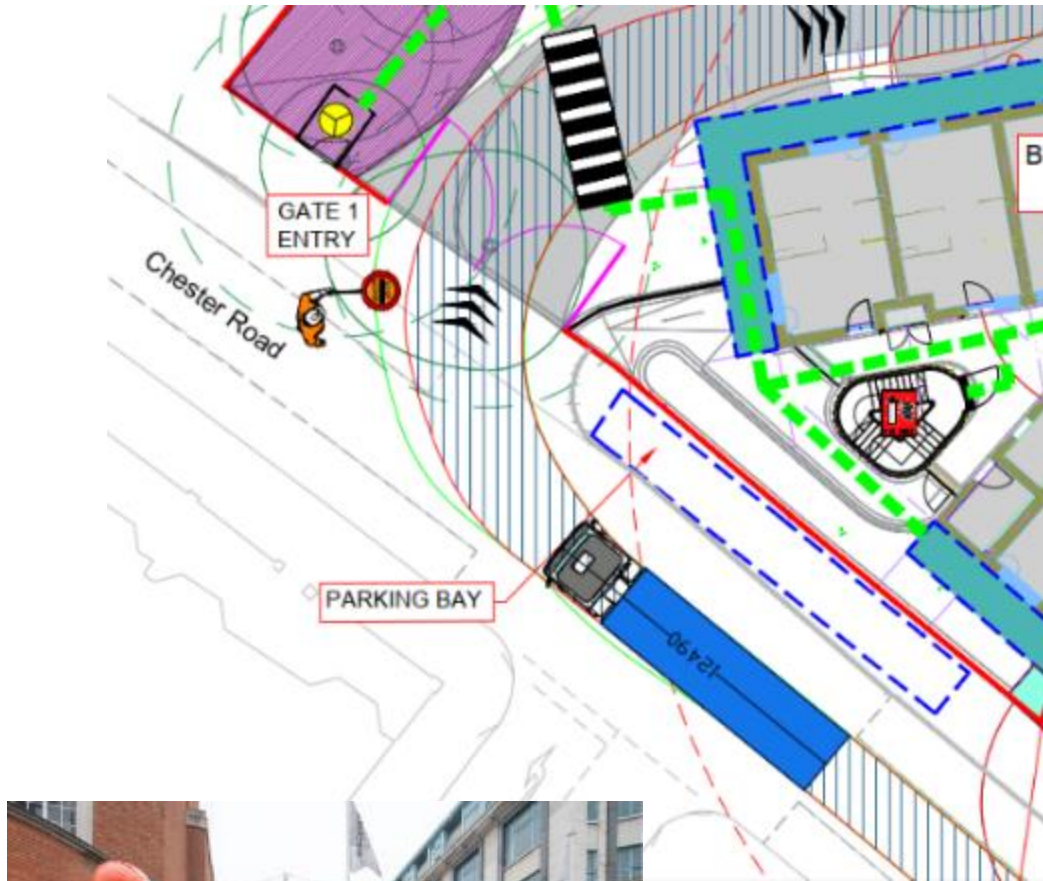
1. Leave site Via Gate 1 onto Chester Road
2. Turn right onto Raydon Street
3. Turn left onto Dartmouth Park Hill
4. Turn right onto Magdala Ave
5. Right onto Highgate Hill
6. Turn left onto A1



## Safety

### Delivery Vehicle Entry

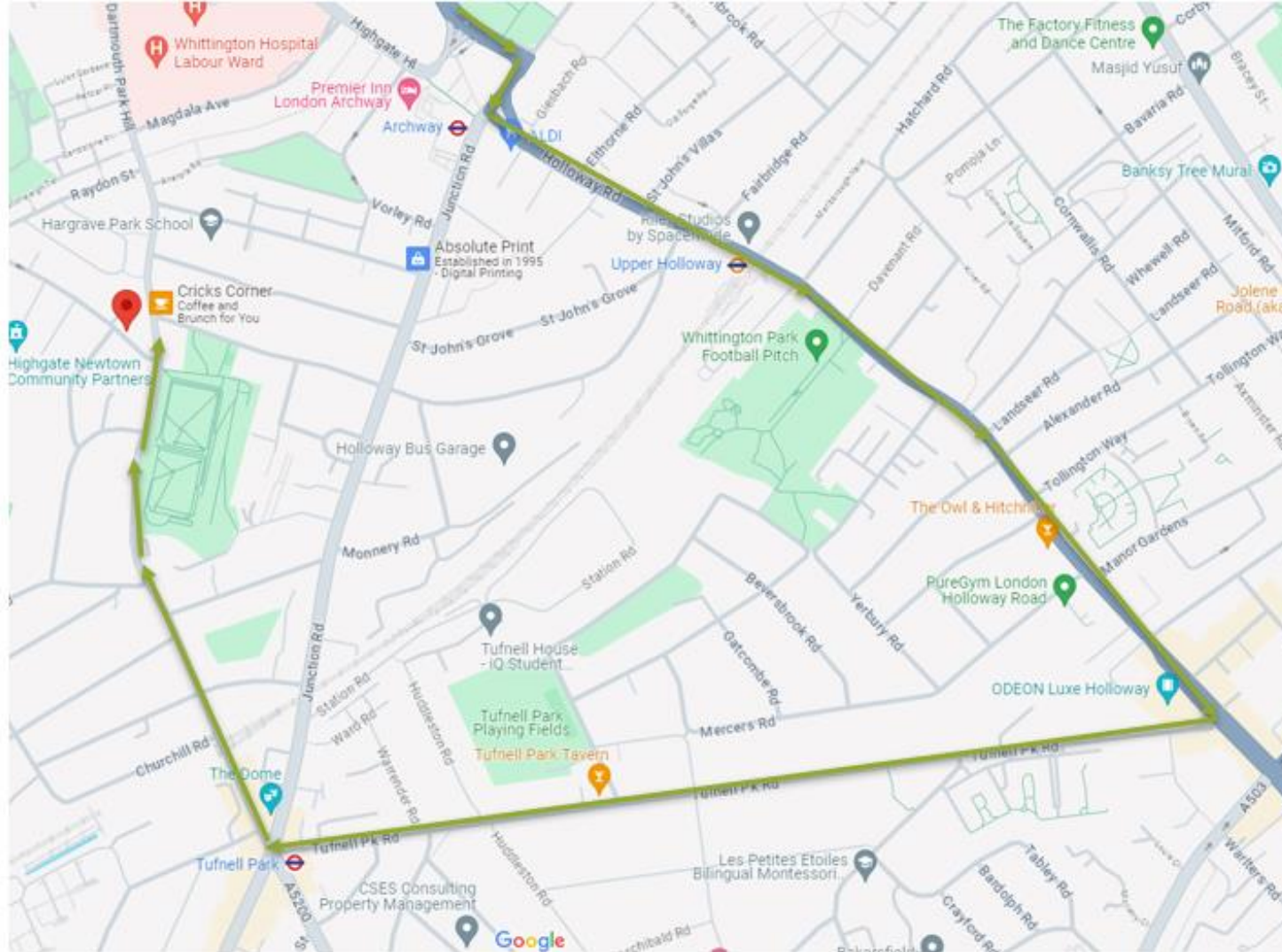
- Vehicles will enter site via Gate 1 from Chester Road for the first 3 months.
- All construction vehicles will be under the control of traffic marshalls.
- Retractable gate to be positioned across pavement as vehicle arrives.
- Please note: Vehicles to exit via Gate 1 for the enabling works whilst Gate 2 is prepared





# Route to site: Main Works (Pit Lane)

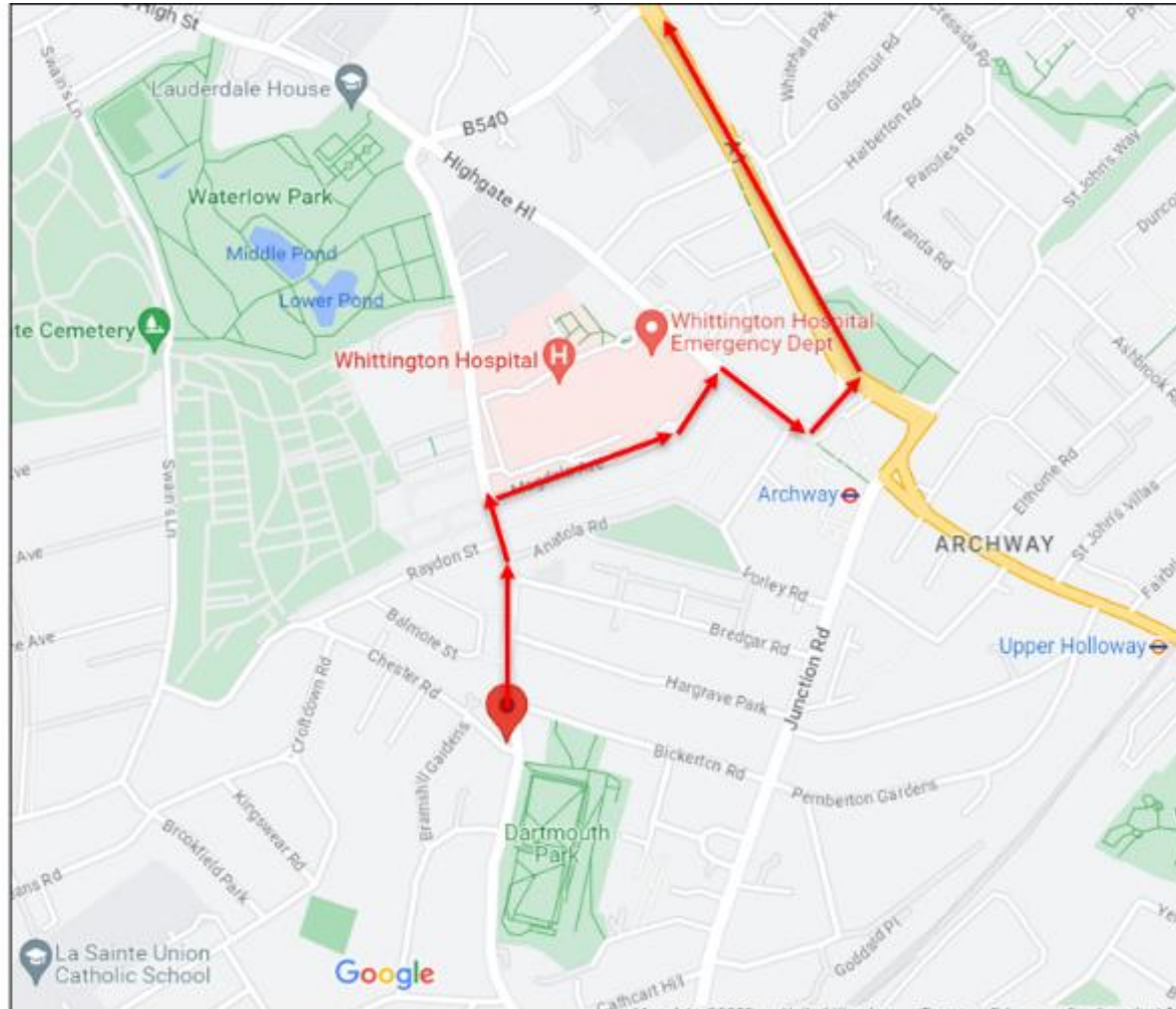
1. Approach from the North via A1
2. Continue south along Holloway Road through Archway
3. Turn right onto Tufnell Pk Rd
4. Turn right onto Dartmouth Park Hill
5. Enter Pit Lane from on Dartmouth Park Hill





# Route away from site: Main Works (Pit Lane)

1. Leave site  
Pitlane Exit  
Gate, heading  
north on  
Dartmouth Park  
Hill
2. Turn right onto  
Magdala  
Avenue
3. Turn right onto  
Highgate HI
4. Head north out  
of London on A1





## Safety Delivery Vehicle Entry

- Vehicles will enter the pitlane via Dartmouth Park Hill once the Pitlane is set up
- All construction vehicles will be under the control of traffic marshals



# **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.





## 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 particular 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.

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## 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





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## 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

# 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