

Abbey Area Phase 3

CMP CONSULTATION

MARCH 2023

ISSUE NUMBER 1

Wates Residential is working in partnership with The London Borough of Camden to deliver 139 much needed homes within the Borough, leaving a legacy for the entire community.

The Local community can provide valuable advice on how best to carry out a development. In line with the London Borough of Camden's Community Liaison Guidance, the project team intend to implement a clear communication strategy and maintain it throughout the duration of the project.

The Construction Management Plan

The purpose of the Construction Management Plan (CMP) is to help developers to minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment.

It is our intention to cause minimal disruption to residents and local businesses during these works and all site arrangements and working procedures are planned with this in mind. We will be monitoring factors such as noise, vibration, and dust throughout the project.

This newsletter includes a summary of the proposed methodologies involved with the development. A copy of the draft CMP is available on request via AbbeyRoadPhase3@wates.co.uk.

Following the consultation period, all received comments will be reviewed. Where possible changes will be made to the CMP to address these concerns.

Who to contact:

Tom Hooper-Smith
Email: Tom.HooperSmith@wates.co.uk
Email Title: 'ARP3-CMP Feedback'



The CMP Consultation (YOUR COMMENTS)

You are invited to contribute to the development of the Construction Management Plan as the project moves forward. Following the consultation period all received comments will be reviewed and where possible changes will be made to the CMP to address the concerns raised.

Please contact us if you would like to discuss any issues in relation to the proposed development, referencing 'ARP3-CMP Feedback'. Please provide your comments by 14th of April 2023.

The CMP Summary

DETAILS OF THE CONSTRUCTION PROJECT

Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units. Set across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.

DETAILS OF THE PROPOSED COMMENCEMENT DATE AND DURATION OF WORKS

Start on Site	17 th April 2023
Duration of works	125 weeks

DETAILS OF WORKING HOURS

Monday to Friday	8.00am to 6.00pm
Saturdays	8.00am to 1.00pm
No working on Sundays or Public Holidays	

DETAILS OF THE PROPOSED CONSTRUCTION VEHICLES ROUTES

All deliveries will be managed by minimum of 2no Traffic Marshalls. All vehicles will enter via the A5 onto Belsize Road into the pit lane then exit via the pit lane on the Abbey Road junction. We will utilise the traffic lights so vehicles will enter the highway only on green lights therefore reducing any congestion.

For more information on construction vehicle and egress routes, refer to pages 21 – 26 of the CMP.

The Construction Working Group (GET INVOLVED)

The Construction working group is a small team of stakeholders that will meet monthly to discuss the project performance and raise any issues. We are looking for volunteers from the community to join this group. If you wish to be involved, please send an email to Tom.HooperSmith@wates.co.uk referencing 'ARP3-Working Group'.

