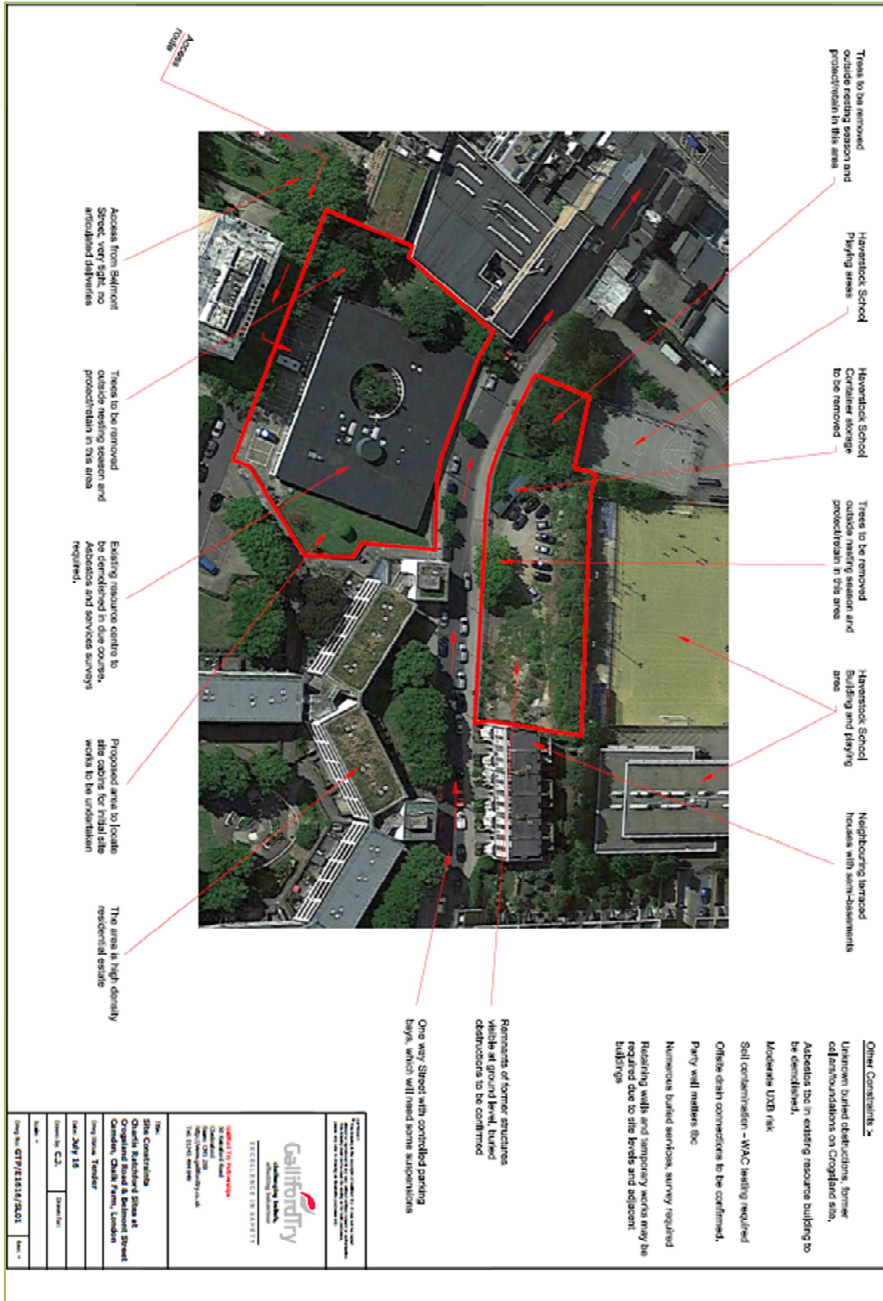


Figure 5: Site Study (Refer to Appendix 1 for full size image)



## Nearby Potential Receptors

- Nearby Developments/Assets

We are aware of other development work being undertaken in the immediate vicinity of the site including a construction project incorporating façade retention at the junction of Crogsland Road and Haverstock Hill.



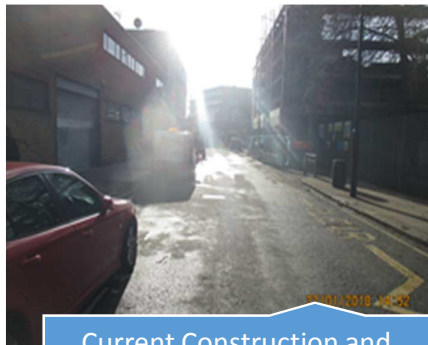
Haverstock School



Neighboring residential area/  
terraced houses with semi-  
basements to North



Existing Charlie Ratchford  
center directly opposite Site 1



Current Construction and  
Façade Retention works to  
South of Site

In addition, the project is directly opposite the existing Charlie Ratchford Centre, Haverstock School to the western boundary and as mentioned there are proximity residential properties to the North and East. Please see Fig 5: Receptor study extract for identification purposes only with a worked example.

Fig 6: Receptor Study extract only

Receptor Identification	Activity / Nuisance	Avoidance/ Reduce / Control
<p><b>Neighbouring Terraced Houses to North,</b></p>	<p>Vibration / noise</p>	<p><b>AVOID BY:</b> Using high frequency vibration plant or equipment that causes less damage than low-frequency vibration plant or equipment</p> <p><b>REDUCE BY:</b> Placing vibrating equipment or plant on a heavy base to reduce the amount of vibration</p> <p>Locating the vibrating equipment or plant, as far as possible, from sensitive receptors</p> <p><b>CONTROL BY:</b> Placing the vibrating equipment or plant on a base separate to that on which the sensitive receptor is located</p> <ul style="list-style-type: none"> <li>➤ CFA Piling will offer a solution that reduces noise and vibration disturbance compared with other methods</li> </ul> <p>Please refer to <a href="#">Appendix 4</a> for further procedural guidance implemented by our site teams</p>
<p><b>Haverstock School West,</b></p>	<p>Noise/ vibration</p>	<p><b>AVOID BY:</b> Maintaining site equipment that has the potential to create unacceptable noise emissions</p> <p><b>REDUCE BY:</b> Scheduling and routing deliveries to minimise disturbance to residents.</p>

		<p><b>CONTROL BY:</b> Enclosing noisy equipment, where practicable. Implement screening and low noise generators</p> <p>Please refer to <a href="#">Appendix 4</a> for further procedural guidance implemented by our site teams</p>
<p><b>Public Road/ Pathway/ Pedestrians and public., nearby properties</b></p>	<p>Dust</p>	<p>Excavation and Earthworks</p> <p><b>Avoid</b> the removal and / or handling of excavated materials to prevent the generation of dust / odours</p> <p>Avoid the long-term storage of materials / wastes that have the potential to generate odours</p> <p><b>Reduce</b> by ensuring that all dust-generating materials transported to and from site are covered.</p> <p><b>Control</b> by covering earthworks, if possible.</p> <p>Dampening down techniques to be implemented at all times</p> <p>Please refer to <a href="#">Appendix 4</a> for further procedural guidance implemented by our site teams</p>

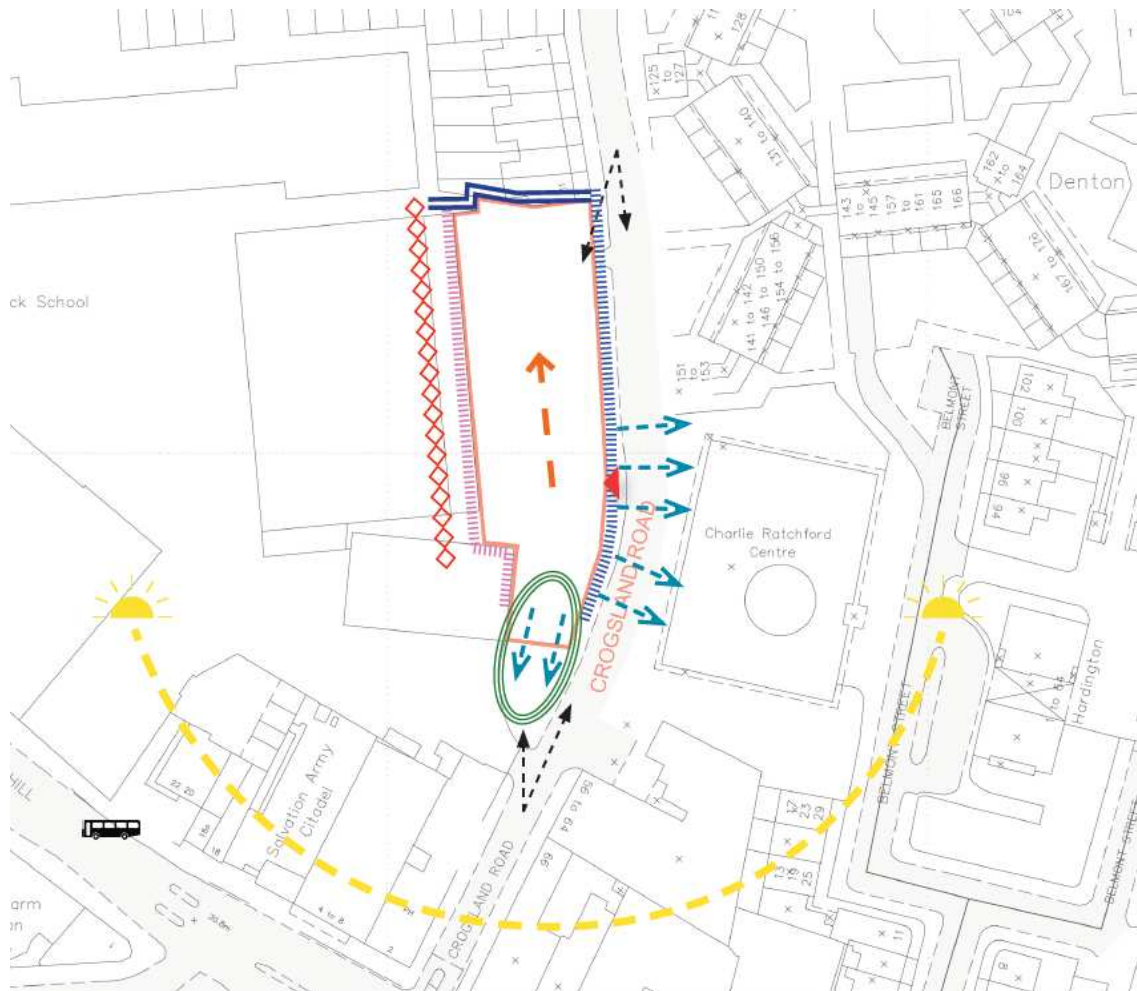
<p><b>All surrounding areas, public realm, Soft Landscape area to South, Nearby properties, Haverstock school, existing CR Centre, residential Estate opposite.</b></p>	<p>Rodent Control</p>	<p>Employ Appropriate Rodent control measures to be Installed /Applied by professional pest control operatives to control local rodent populations. Left on site in plastic bait boxes laid on ground around site accommodation. MS AND RA to be produced to outline methodology and removal.</p> <p>Guidance identified within BRegs Approved Doc H in respect of Drainage and Waste Disposal to be adopted.</p>

Other Significant considerations in respect of the Charlie Ratchford Schemes potential receptors (please see [Fig 7 Site Impacts](#)) include;

- Sensitive Western Boundary to school: Thus, in addition to nuisance identified above it will be important to monitor, avoid and reduce excessive light and visual intrusion. This can be done by switching off lights and light generating equipment when not in use and to provide barriers etc. such as full height hoarding. As there is to be scaffold to this boundary there will be further screening employed to ensure safety and privacy for our neighbours. This will also be the case for our neighbours to the North.
- To mitigate our impact in the local community in respect of deliveries the following strategy will be employed throughout the Charlie Ratchford Scheme and in accordance with Camden guidance;
  - Plan work to cause as little nuisance as possible.
  - Keep roads leading off the site clean and tidy.
  - Ask site staff not to park on residential roads nor parking in local streets while waiting to access site

- Provide effective access and traffic-management measures for all site vehicles. Vehicles are not to arrive before 8am and in process communication between the site team/suppliers and drivers will ensure congestion is minimised. All major deliveries will be managed and co-ordinated by key members of our site team.
- Weekly Delivery Schedules will be agreed with our Supply Chain to ensure main routes do not become congested with 'waiting' vehicles. The delivery schedules will take account of peak traffic times on and around the site and traffic marshals will control the movement of lorries in and around the site
- Further to recent discussions with Haverstock school the site team will endeavour to avoid 'noisy' activities such as breaking down piles during exam times and is subject to further liaison.
- All material and machinery that is delivered to the site, and any waste or other material that is to be removed, must take place within the permitted hours.
- GTP will endeavour when practicable to implement a delivery strategy as below that will account for the start/end of the school day to minimise interfaces with pupils entering/leaving school. Construction vehicle arrivals and departures will therefore be scheduled to take place between 0930 and 1530 hours on weekdays and between 0800 and 1300 hours on Saturdays during school term time where practicable. During school holidays, construction vehicle arrivals and departures will need to be scheduled to take place between 0930 and 1630 hours on weekdays.
- All deliveries will be given prior notification of the time restrictions when an order/delivery is scheduled during term time and will be included with subcontract orders and Scope of Works.

Fig 7 Site Impacts



Key

- Site Boundary
- > Sloping Ground Levels (Arrow pointing up slope)
- = Sensitive Neighbouring Boundary
- > Potential Views from Site
- - - Sensitive Boundary
- - - Road Noise
- = Important Green Boundary
- - - Sun Path
- ◇ Potential Noise from School
- - - > Principal views from Crogsland Road

- Adjacent to Haverstock School (West)
- Site slope
- Potential overlooking on boundaries
- Crogsland Road: noise/access issues
- Trees along Crogsland Road southern boundary

## Assets Consideration/Communication

We will at an early stage engage with Highways, Haverstock School and the CR centre to discuss the proposed development and construction processes required for project delivery; The use of tower cranes, scaffold and Hoists and machinery that incorporate working at height.

We are very experienced at working adjacent to such assets, facilities and buildings and we are familiar with the potential associated costs, program and specific issues or parameters which third parties may impose for compliance with their respective regulations such that their infrastructure and operations are unaffected by the works.

Please refer to [Appendix 4 \(Nuisance management procedures\)](#) for further information demonstrating Galliford Try's commitment to environmental care, nuisance control/measures and risk assessment and monitoring.

## Access and Egress

Please see below indicative Access and Egress study ([Fig 8](#)).

In agreement with Camden Highways, we propose to access Crogsland Road from the wider road network via Prince of Wales Road. Exit will be via left turn only onto Chalk Farm Road.

We have further produced an in depth swept path analysis on the following vehicles which can be seen in [Fig 8](#): SPA

- 10m large rigid
- 7.1m small rigid



We have assumed that most of the material will be offloaded from Crogsland Road temporary offloading area via tower crane. Footpath closure / protective tunnel will be required to allow vertical material distribution.

We would recommend to establish an additional offloading area on the site for small rigid lorries close to proposed hoist location during fit out period. A swept path analysis indicates that deliveries will be limited to small and large rigid vehicles only throughout the build.

Fig 8 Access / Egress Routes (See also Appendix 5) Please note left turn from Prince of Wales Rd Road into Crogsland Road to be avoided where possible.

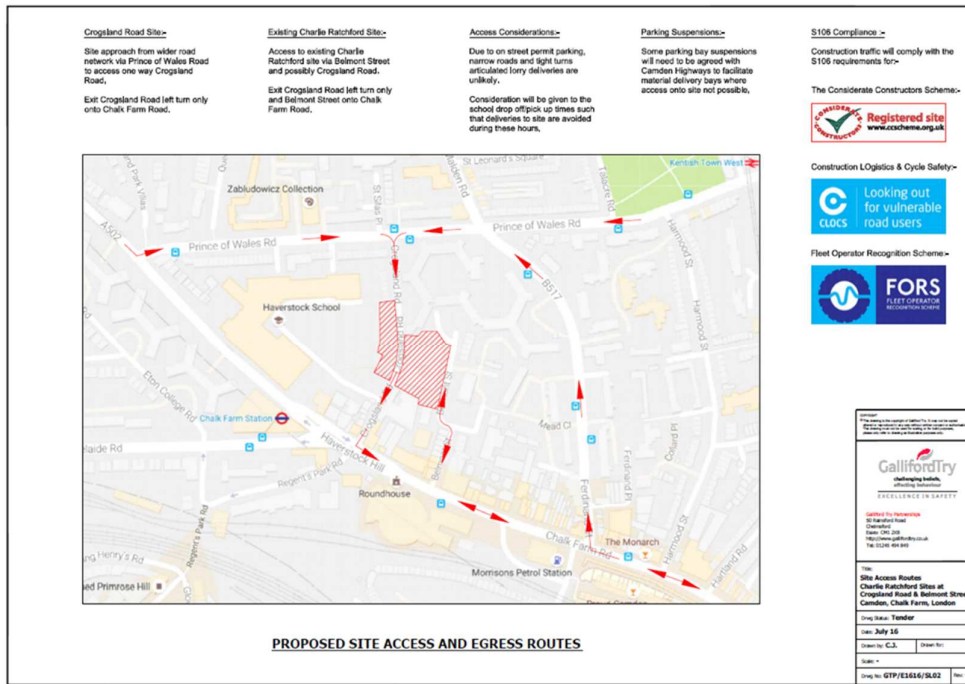
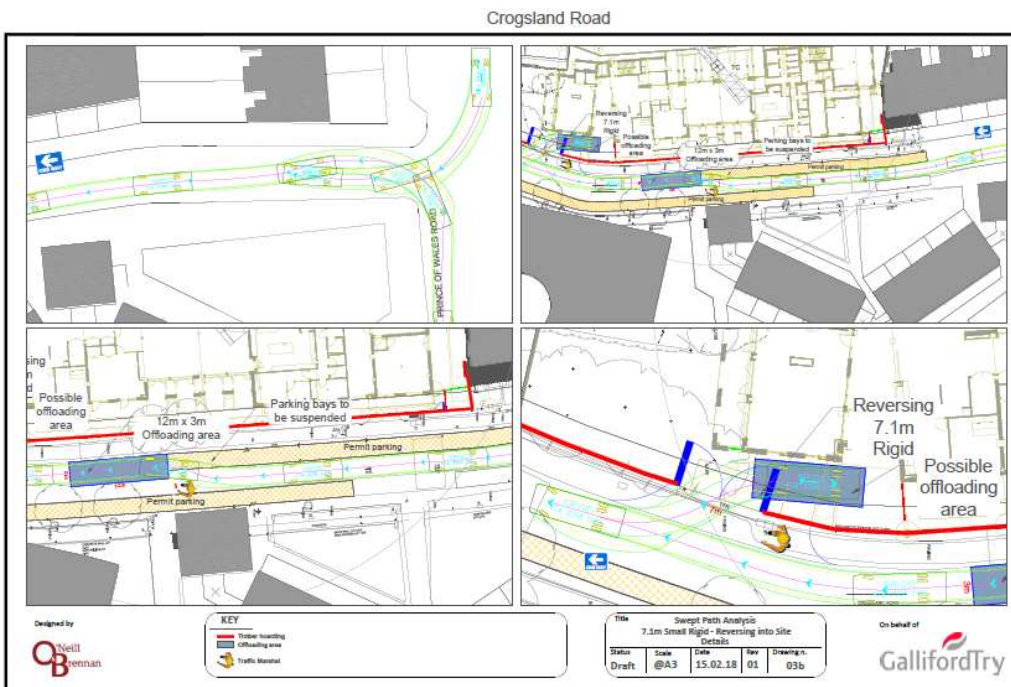
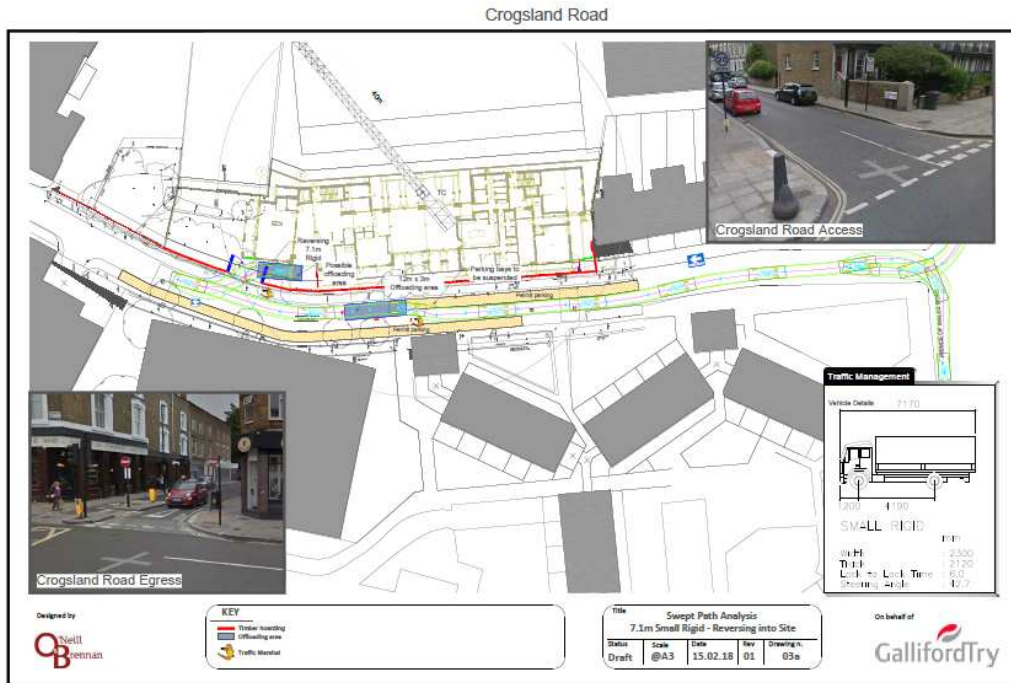


Fig 9 Charlie Ratchford: SPA Diagrams (Also See Appendix 6)



In accordance with the S106 requirements, we will ensure we and our suppliers comply with the Considerate Constructors Scheme, The FORS environmental Scheme and the CLOCS cycle safety scheme.

Upon site possession, we will secure the site with full height timber hoardings and controlled gates for construction and pedestrian access. We will ensure that sufficient tree protection measures are put in place and liaison will be undertaken with neighbours and the Haverstock School for safety awareness and forthcoming construction activity and we will maintain this communication throughout the project. It will be necessary to agree with the school for temporary fencing to be erected on the site boundary such that the new 2m high brick boundary wall can be safely constructed.

### Construction Phase

Overall project period is approx. 78 working weeks from site possession to practical completion.

Current planned commencement date is July/August 2018

#### Summary:

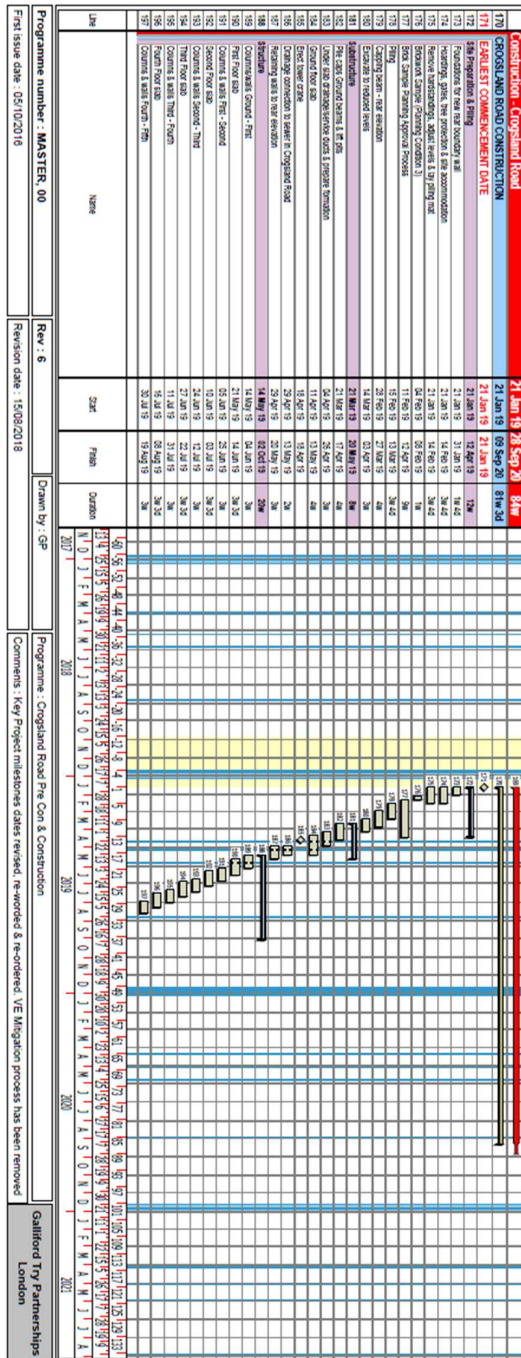
Piling, substructure and frame week 1 to 43

Cladding and roof week 26 to 67

Fit-out week 39 to 78

Draft programme can be seen below in Fig 9 Draft Preliminary Construction Programme

Fig 10: Draft Programme





The working hours for the project will be strictly in accordance with the standard working hours identified by Camden and will not exceed the times stipulated below;

- **8.00am to 6pm on Monday to Friday**
- **8.00am to 1.00pm on Saturdays**
- **No working on Sundays or Public Holidays**

### Utilities and Services

Current position with utilities is outlined below. Preliminary stage only as loadings have not yet been verified for the CR Centre

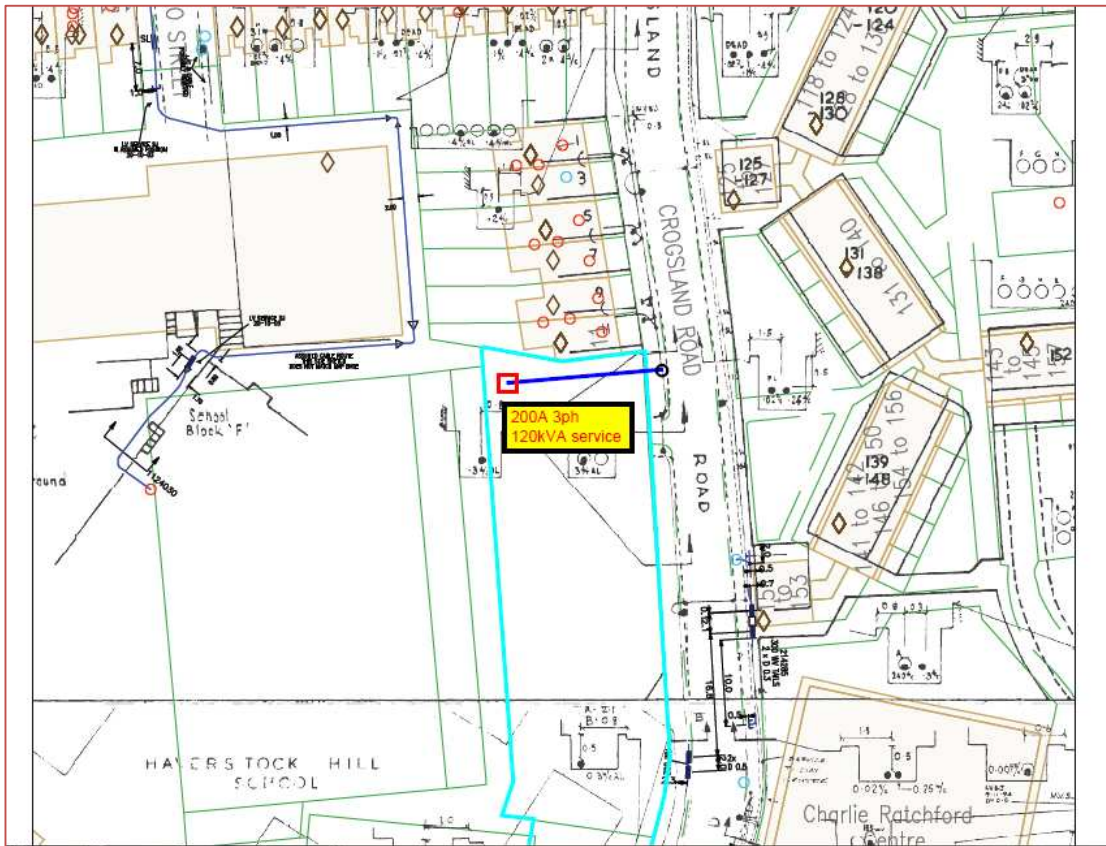
#### *Electricity:*

It is anticipated that to minimise number of excavations the Permanent Infrastructure for Electrical supply to the scheme will be completed /laid at the same time as the TBS is activated, this will then require a 'switch-over' when the temporary supplies are removed during fit out stage. UKPN have been contacted directly with POE and supply load indicated in Fig 10. A third party (Power On) are currently quoting for the works including UKPN application.

Water / BT/ Gas/ Electricity: A 3<sup>rd</sup> party (Triconnex) are currently in the process of quoting for the temp and new utility services for the scheme. By grouping these services, we hope to encourage plans that will include shared excavations/trenches and bring new services into the scheme at a single access point.

We are currently in the process of appointing a consultant to provide detailed design drawings for new services and load confirmation.

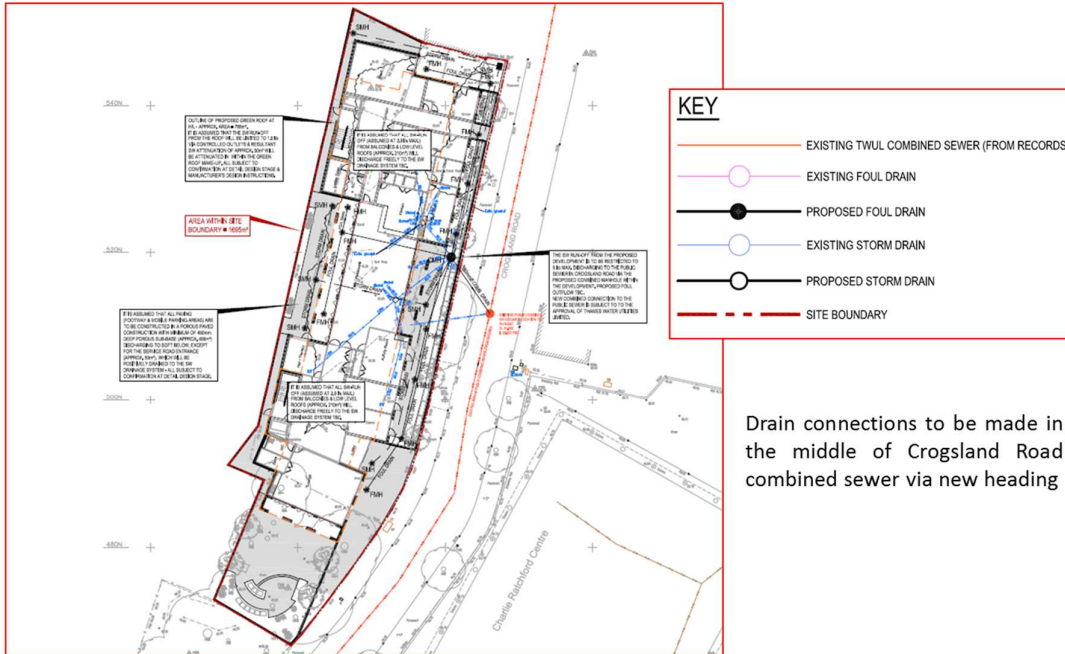
Fig 11: Electrical Supply: UKPN Existing data



In respect of New Drainage connections this will be detailed by our Engineering Consultant and typically either our appointed subcontractor or GTP will arrange for the appropriate applications to be made for both the permanent connections (Storm and Foul) including Thames Water adoptable requirements and any temporary connections required to facilitate the build. All works that are undertaken in the road /footpath will be phased to minimise any disruption.

# PROPOSED DESIGN

## Drainage



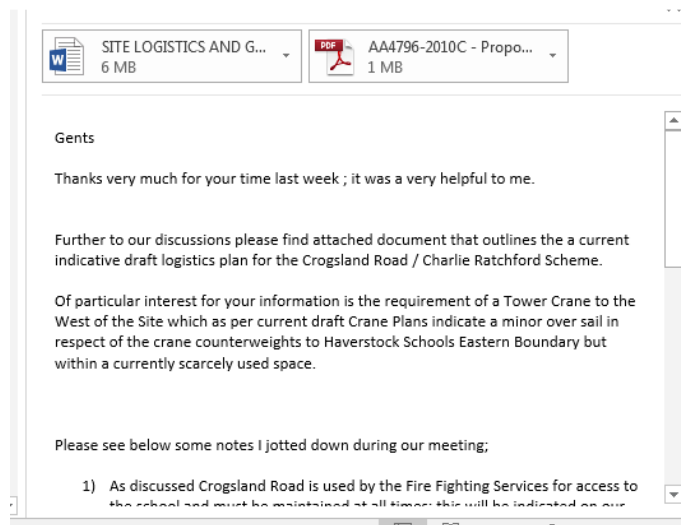


# Community Liaison-Local Dialogue

## Consultation

Consultation Meeting 1: Haverstock School:

Meeting 08/02/2018 with [REDACTED] < [REDACTED]  
[REDACTED]. Upcoming project discussed and information submitted to  
Site Manager [REDACTED] electronically:



## Construction Working Group: Local Dialogue

Evidence of further consultation with residents and stakeholders to be added to this section.

- 1) Meet the Contractor event held 03<sup>rd</sup> October 2018 at the Charlie Ratchford Resource centre.

- 2) 23<sup>rd</sup> October 2018. Meeting between Camden, Local Dialogue and GTP to review CWG Interest, comments received, resulting CMP improvements.
- 3) CWG meeting No.1 scheduled for 30<sup>th</sup> October 2018 and all those that have expressed an interest in participation invited to attend.
- 4) CWG Meeting held 6<sup>th</sup> Nov.

**Please see below supporting documentation:**

**CMP Meeting Minutes following CWG Meeting 6<sup>th</sup> Nov**

**CWG minutes 6<sup>th</sup> November 6pm-7pm**

**Attendance:**

- [REDACTED] - Haverstock ward councillor
- [REDACTED] - Local Dialogue
- [REDACTED] - Local Dialogue
- [REDACTED] (CJ) - Galliford Try Partnerships
- [REDACTED] - Galliford Try Partnerships
- [REDACTED] - Galliford Try Partnerships
- [REDACTED] - Crogsland Road resident
- [REDACTED] - Crogsland Road resident
- [REDACTED] ( ) - Crogsland Road resident
- [REDACTED] - Camden Carers
- [REDACTED] - Camden Carers
- [REDACTED] - Camden Carers
- [REDACTED] - Swiss Cottage ward councillor
- [REDACTED] - Crogsland Road resident
- [REDACTED] - Crogsland Road resident
- [REDACTED] - Haverstock School
- [REDACTED] - Camden Cycling Campaign
- [REDACTED] - Camden Council
- [REDACTED] - Camden Council

**Item 1 - Welcome and introductions**

AK introduced the meeting and introduced her role as a local councillor. She then invited everyone at the meeting to introduce themselves.

**Item 2 - Explanation of role of Construction Working Group**



MB explained the purpose of the group was to discuss the construction phase of the Charlie Ratchford project. It is an opportunity for the community to have their concerns listened to and addressed.

### **Item 3 - Introduction to Crogsland Road construction project**

SO explained the background of the project and the detail of what would be included in the new building.

At this point questions were asked about how the centre will operate including policies on spouses living with partners who need care, pottery classes and whether the building will be the same as the planning application submitted in 2015.

AK reminded the group that these concerns were not appropriate for this group and would be better discussed at a separate meeting.

*Actions: Camden to set up a meeting/forum for people to discuss issues that relate to the new care centre which are not appropriate for this meeting.*

### **Item 4 - Agree membership, name and terms of reference for the CWG**

The terms of reference were agreed with a few amendments.

- The responsibility for holding meetings would lie with the contractor and Camden Council.
- There would be a report of each meeting including the main topics and concerns raise.
- The membership of the group would be open allowing new members to join at any stage particularly as there is potential for more interest once the building work starts.

The name Construction Working Group (CWG) was chosen and it was agreed that there would be an effort to reach out again to new members particularly the site manager at Marine Ices who would be contacted again.

*Actions: Send another invitation to the site manager at Marine Ices to join the CWG.*

### **Item 5 - Agree how regularly and when the CWG will meet**

The meeting agreed that some meetings could happen during the day. The meeting agreed that the next scheduled meeting would be in January and would once again be held in the

evening (it was later agreed that there would be a special meeting before that at the end of November). From then on the group will meet as and when the members feel it is necessary.

*Action: Arrange a date and time for these meetings and invite everyone who has shown an interest in the group.*

#### **Item 6 - Update on site set-up activities**

JH explained what had been done on site so far. This included taking soil samples and site investigation. He also explained that the site would be checked for unexploded bombs from the Second World War. It was confirmed that the offices for the construction team would be in the existing Charlie Ratchford Centre and that there would be a zebra crossing on Crogslanf Road to ensure the teams safety.

Some residents from 1-11 Crogslanf Road felt that party wall notifications had not been issued to all appropriate parties and that a survey needed to be done on the property before work that could affect the party wall could begin. Galliford Try Partnerships agreed to investigate whether these notifications had been issued appropriately and that work which could affect the party wall would not begin until a survey had been carried out to the satisfaction of all parties.

*Actions: Galliford Try Partnerships to investigate whether party wall notices have been distributed appropriately according to government regulations on this matter and to move forward with organising a surveyor. (Post meeting note: party wall notifications have been issued to all parties as required by law and in line with government regulations on party walls)*

#### **Item 7 - Review final version of Construction Management Plan**

Residents Raised concerns about parking bays being suspended and the safety of cyclists during construction.

Some residents felt that they had not had enough opportunity to review and comment on the CMP. It was agreed that another meeting would be held at the end of November to look over the Highways Plans specifically and that residents could use the intervening time to familiarise themselves with these proposals.

*Actions: Organise another meeting at the end of November to go over the Highways Plans in greater detail and to ensure that residents have access to these plans in the intervening time.*