



Date: 16 April 2020
Our reference: HNCCdmpdropin2020



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Dear Resident,

Highgate Newtown Community Centre construction works during COVID-19

I'm writing to update you on construction works in your community. We aim to start work on the Highgate Newtown Community Centre site in June however, your safety is our top priority and so this date may be subject to change depending on the guidance from central government during the COVID-19 health emergency.

In the meantime we would like to introduce M&M Demolition who will undertake the demolition works at the Highgate Newtown Community Centre. M&M Demolition have been working on our strategy for clearing the site to build the new community facilities. We will work with them to ensure any works that can go ahead follow social distancing rules and that safe working measures can be in place to prevent risk of spreading the virus.

Tell us your views

M&M Demolition have prepared a draft demolition management plan for your comments and feedback. The plan can be found on the Highgate Newtown Community Centre website and also via the contractors link: www.mmdemolition.co.uk/HighgateNewtown. If you require a hard copy please do not hesitate to email M&M Demolition with your name and address details and they will send a copy by return. We would welcome any comments and feedback that you have by 3 May 2020. Comments can be provided by:



Should you wish to discuss the Demolition Management Plan, please don't hesitate to contact Matthew P Saunders on [redacted] For any other matters, you may contact myself [redacted]

I would like to thank you all for following the Government's advice to stay home, protect the NHS and save lives. We know that these are difficult times and we understand the impacts that these restrictions are having on you and your family's lives.

Regards
Brendan Mullens, HNCC Development Manager



Highgate Newtown Community Centre Demolition management – key information

The Highgate Newtown Community Centre building is due to be demolished and re-built. The contractor appointed for the demolition is M&M Demolition.

Contact details are below:



Q. When is the demolition due to start and finish?

The aim is to start in June 2020, and the work usually takes 12-14 weeks to complete however, due to COVID-19 we may experience delays to these timings.

Q. What are the days and times of work?

The times of work are usually limited by Camden to 8am-6pm Monday to Friday and 9am to 1pm on Saturday. M&M's hours of work will usually be 8am – 5pm Monday to Friday; Saturday working is not expected but it may happen on occasion. These timings may be subject to change due to COVID-19.

Q. What is the process used for the demolition?

Removal of hazards such as asbestos, has already taken place.

Hoardings will go up around the site to protect the public. Hedgerows have already been removed to prevent birds from nesting in places that will be disrupted by the works.

The first stage of the demolition works is a 'soft strip' where the internal parts of the building are removed – such as plasterwork, flooring and partitions.

Once the soft strip is complete, the roof, the walls and floors will be dismantled by heavy machinery. Some demolition will be undertaken with hand tools.

Q. How will dust, vibration and noise be managed?

The work has to take place within the limits set by Camden. Dust will be suppressed by spraying with water. Noise and vibration will be monitored on site to check that these are within the limits.

Hydraulic attachments on the demolition equipment will help to reduce the noise. The plant will be sited on solid material (hardcore) to reduce vibration.

Some demolition will be undertaken by hand tools to better protect properties that are close to the site.

Q. What happens to the debris?

Where possible debris will be crushed and left on site for use in the construction. Debris that can't be re-used will be removed on lorries.



Q. Will this mean lots of vehicle movements?

If all the debris is removed from site, this will mean 20 lorry-loads per day.

If debris can be crushed on site, the number of vehicles in use is likely to be kept to 2-3 per day.

Q. What measures are being taken to keep people safe?

Vehicle movements will be restricted to times outside school closing and opening times when the children are present. This means that no vehicle movements during 8-9am and 3.15-3.45pm when the school is open.

The lorries will drive onto site down Chester Road and turn into Bertram Street, they will turn on the site and leave back up Bertram Street. A 'banksman' will be on site to help protect the public during those occasions when vehicles are turning, reversing, entering or leaving the site.

Q. How will the behaviour of lorry drivers be managed? For example, who will prevent lorries from arriving early and 'parking-up' and/or leaving their engines running?

The drivers will have strict instructions about their behaviour, and if lorries arrive early they will be sent away from site.

The Logistics Manager and Project manager will monitor any complaints and take action. They will also ensure any subcontractors on the site are continually reminded about the requirements.

Residents can help to manage this process by getting in touch if there is a problem being caused by vehicles arriving at or leaving the site.

Q. Is there a demolition management plan?

Yes, the draft demolition management plan is available for you to comment on.

The document is available on the M&M Demolition website:
www.MMdemolition.co.uk/HighgateNewtown

and on the HNCC web site <https://www.highgatenevntown.org.uk/>

Please send us any comments by 3 May 2020

