

Addendum 10 – 12/01/2021 Consultation summary & Wates Responses.

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Section 1 - Introduction

As described in the CMP, Wates and Camden held CMP consultation events on 17th December 2020 and 11th January 2021.

Flyers with an invitation to the virtual consultation meetings were displayed in the lobbies of Snowman House & Casterbridge, Abbey Road Cross, and Hinstock & Emminster and were mailed out to residents who own/occupy nearby buildings in close proximity to the development including the following roads/blocks:

- Abbey Road
- Belsize Road
- Goldhurst Terrace
- Abbey Road Cross
- Snowman House & Casterbridge
- Hinstock & Emminster

The flyers included the date, time and software requirements (MS Teams) for the consultation meetings along with contact details of the project team from Wates and Camden. These contact details can be used for residents who are unable to attend the consultation or may not want to provide feedback in a public forum.

The consultation presentations included an introduction to the project team from Wates and Camden who hosted the meeting. It was then followed by an overview of the project, the construction process, and construction impacts to the site and neighbouring properties. Both sessions were followed by a Q&A session. The second consultation event on 11th January 2021 also included a number of slides detailing changes made to the CMP following the first event.

Both meetings were recorded and these are available upon request.

There were 10 attendees present at the 17th December 2020 consultation event and 19 present at the 11th January 2021 consultation event. Attendees included residents from Goldhurst Terrace, Abbey Road, Belsize Road and Priory Road

It is also worth noting that Camden have received emails from some of the attendees thanking them for the invitation and stating they found the presentation informative.

There were minimal follow up queries raised at the second session, these have been summarised on the following page.

Section 2 - Summary of Comments

1.Trees

Residents asked for some more information on proposed new trees and trees identified for removal.

2. Vibration

Residents were concerned that vibration would affect their property.

3. Construction Working Group

The residents enquired about how they could become part of this group.

Section 3 - Wates/ Camden responses to Comments

1. Trees

It was agreed that Camden will provide residents with further information and a clear tree plan showing proposed new trees, retained existing trees and trees marked for removed.

2. Vibration

It was agreed that the boundary walls would be surveyed prior to commencing of the works and that vibration monitoring would be undertaken to the site boundary walls. Camden will confirm if further properties are to be surveyed. Wates advised that the equipment used for the sheet piling was procured on the basis that it was non percussive.

3. Construction Working Group

The construction working group for the project will be in place prior to the works commencing and will consist of interested parties locally.

Camden will be mailing out an Expression of Interest Form (EOI) which will advise what the CWG is and what is required of those if they wish to be part of the CWG , once the EOI forms are received an invitation letter will be issued detailing the next steps and the date of the first meeting. If significant interest is shown Wates and Camden may seek to limit the CWG to a workable number. However, the meetings will be open to public.

Individuals selected to join the CWG will be encouraged to sign a terms of reference and code of conduct agreement prior to attending meetings. Meetings will be hosted by the project team on a monthly basis. Due to the current pandemic, these will be held in line with the current government guidance and held virtually until social distancing measures have been eased.

Abbey Road Phase 2
11/01/2021
Consultation event
2



Agenda

- Introductions of the Wates project Team
- Project Details
- Key Dates
- Working Hours
- Noise
- Privacy Concerns
- Dust
- Deliveries and Logistics
- Travelling to the project
- Security
- Actions from the previous meeting 17/12/2020
- Q&A

Project Team

Project lead

Tony Lucey



Site Manager

Michael Jordan



Project Engineer

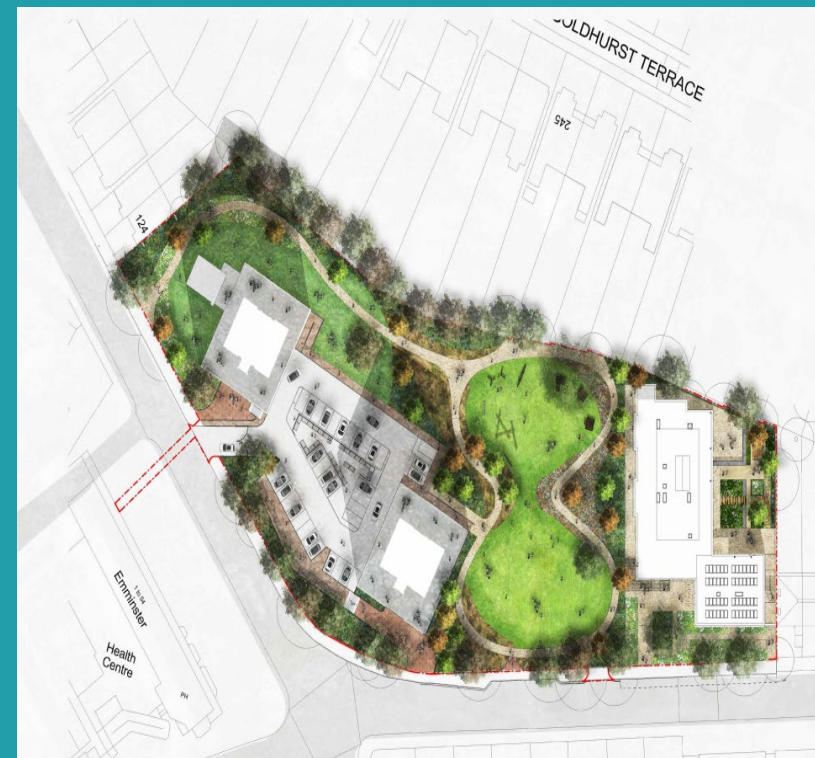
Vince Collins



Project Details



- This will be Phase 2 of the Abbey road redevelopment for Camden council.
- The project consists of a 2 storey steel framed building, housing the relocated Community Centre on the ground floor and the Health Centre on the 1st floor and the removal of the foot bridge between Snowman and Emminster
- The existing car park at the bottom of Casterbridge house will be relocated in between Snowman and Casterbridge House, with new access via Abbey road.



Key Dates

- Anticipated start date for the project is end of Feb/ Early March TBC
- With a completion date of end of April/Mid May 2022 TBC
- Bridge removal will be May 2021
- Handover of the new carpark End of August 2021

Working Hours :

- Site operating hours: Mon –Fri: 8:00-18:00
- No plans for Saturday/Sunday works unless project critical, Except the Bridge removal works will be carried out on a Saturday/Sunday which requires a road closure



Noise



Due to the nature of construction works, it is inevitable that a temporary increase in noise and vibration will be experienced. It is anticipated that there will be noise and vibration level implications for nearby properties but should generally be of expected typical construction levels.

Noisy operations will be on 2 hours on 2 hours off basis. These works will be in line industry good practices and with Camden's guidance, Noisy works will be undertaken between 8:00am – 10:00am, 12:00pm – 2:00pm and 4:00pm to 6:00pm.

Noisy works may include:

- Reversing vehicles and plant

- Sheet piling

- Excavation and ground works

- Installation of steel frame

- Use of percussion tools for fixing down steel sheeting

Back ground noise monitoring will have taken place prior to us commencing on site and noise will also be monitored on site on a daily basis

Monitoring plan in four locations on the boundary of the project each location will be monitored 3 times per day



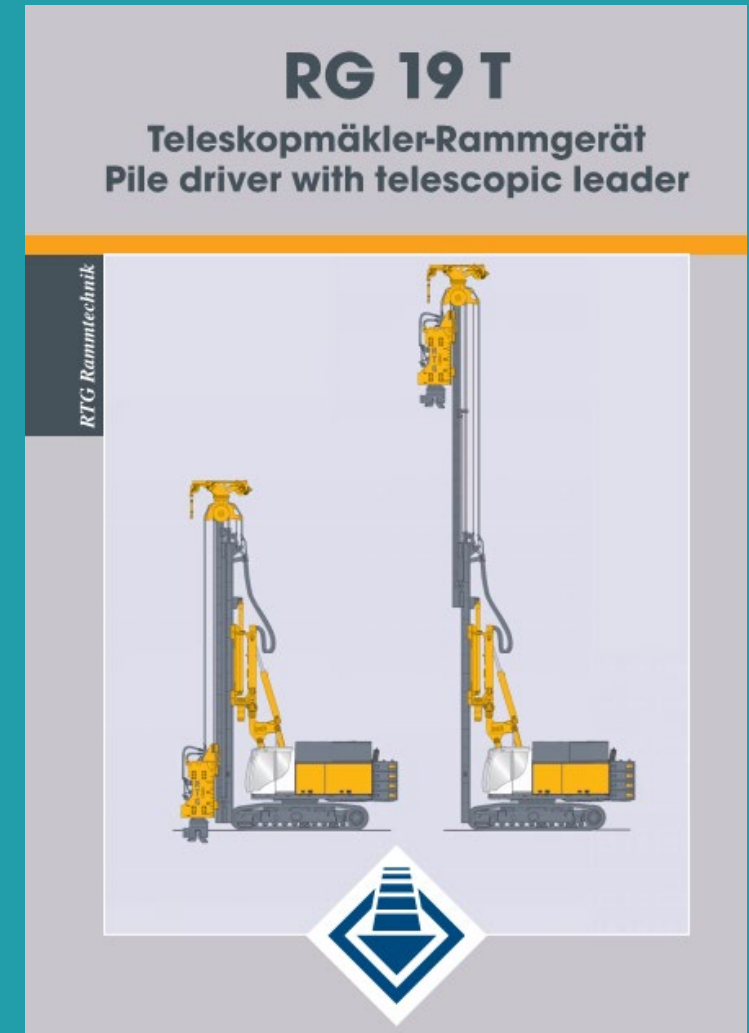
Noise Monitoring New Carpark works

Wates have set up a Noise monitoring plan in two locations on the boundary of the new car park works location will be monitored 3 times per day



Noise

- The quietest vehicles and plant shall be used.
- No machinery starting up on site before the designated site start times 08:00
- No engines left running on vehicles waiting. Noise suppression / screening will be in place.
- For the pilling we have sourced a specialist rig that is designed to keep the noise/Vibration down to the absolute minimum



Privacy Concerns

- Scaffolding will be wrapped in a monarflex wrap on all four sides of the building this will maintain privacy for the local residents



Dust

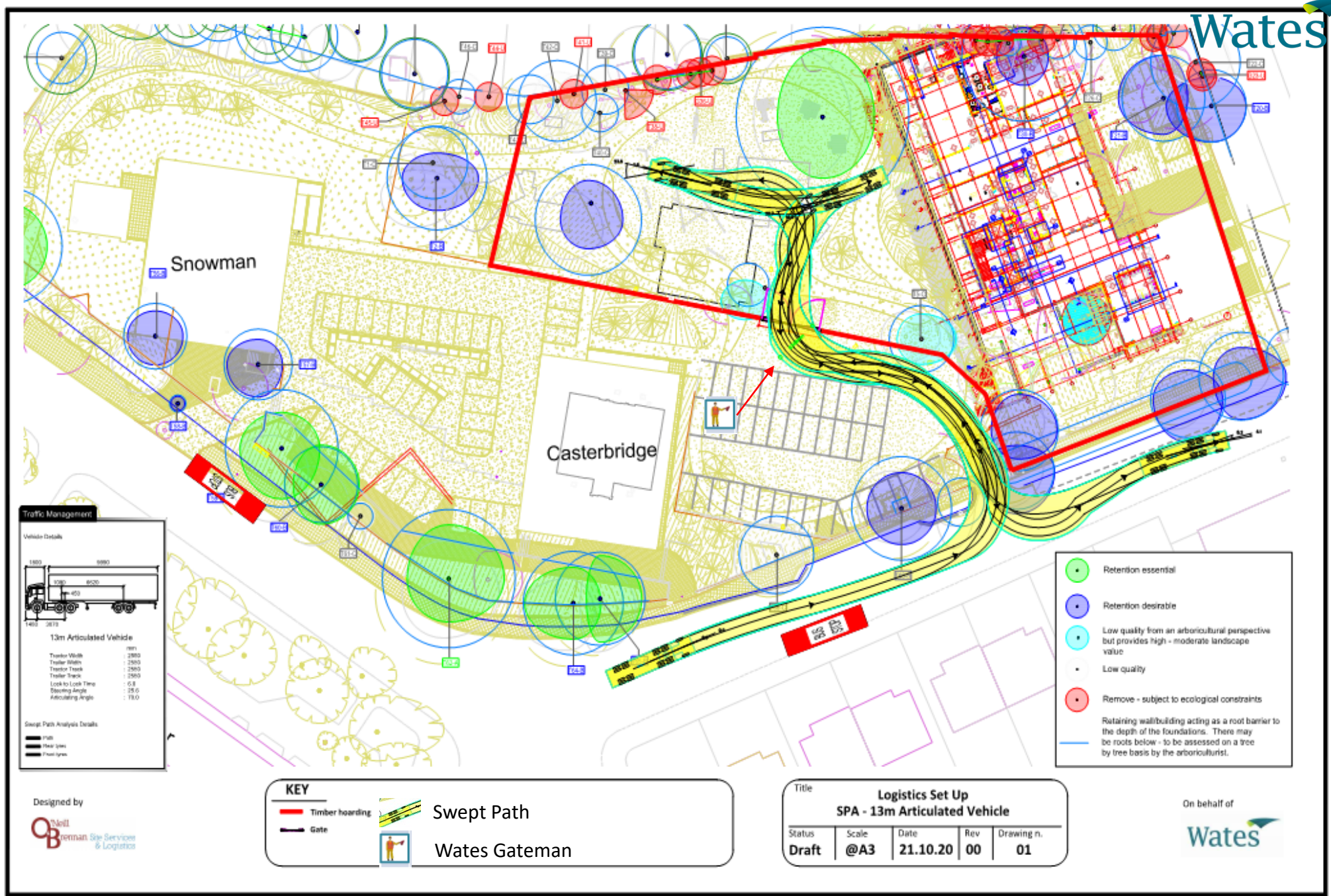
- Prior to Wates commencing on site a 3 months air monitoring will have been undertaken and we will continue to do so throughout the duration of the project.
- Once on site dust emissions shall be monitored throughout the working day concurrently with the noise monitoring.

Measures we will take to reduce airborne dust

- Monarflex around the perimeter of the scaffolding
- Wheel wash
- Damping down of dust at source
- No dry cutting allowed

Deliveries

- Wates will employ a logistics contractor who will manage the deliveries to the site.
- The booking in system allows Wates to know exactly how many vehicles will be entering and leaving the site on a daily basis
- At no time will vehicles be authorised to wait on Belsize Road or surrounding streets.
- All deliveries will only be allowed access on to the site during their booked slot, with a minimum of 48 Hrs notice.
- Vehicles entering/ leaving the project will do so under close supervision of a qualified traffic marshals/banksmen from our appointed logistics contractor and Subcontractors who is receiving the delivery.

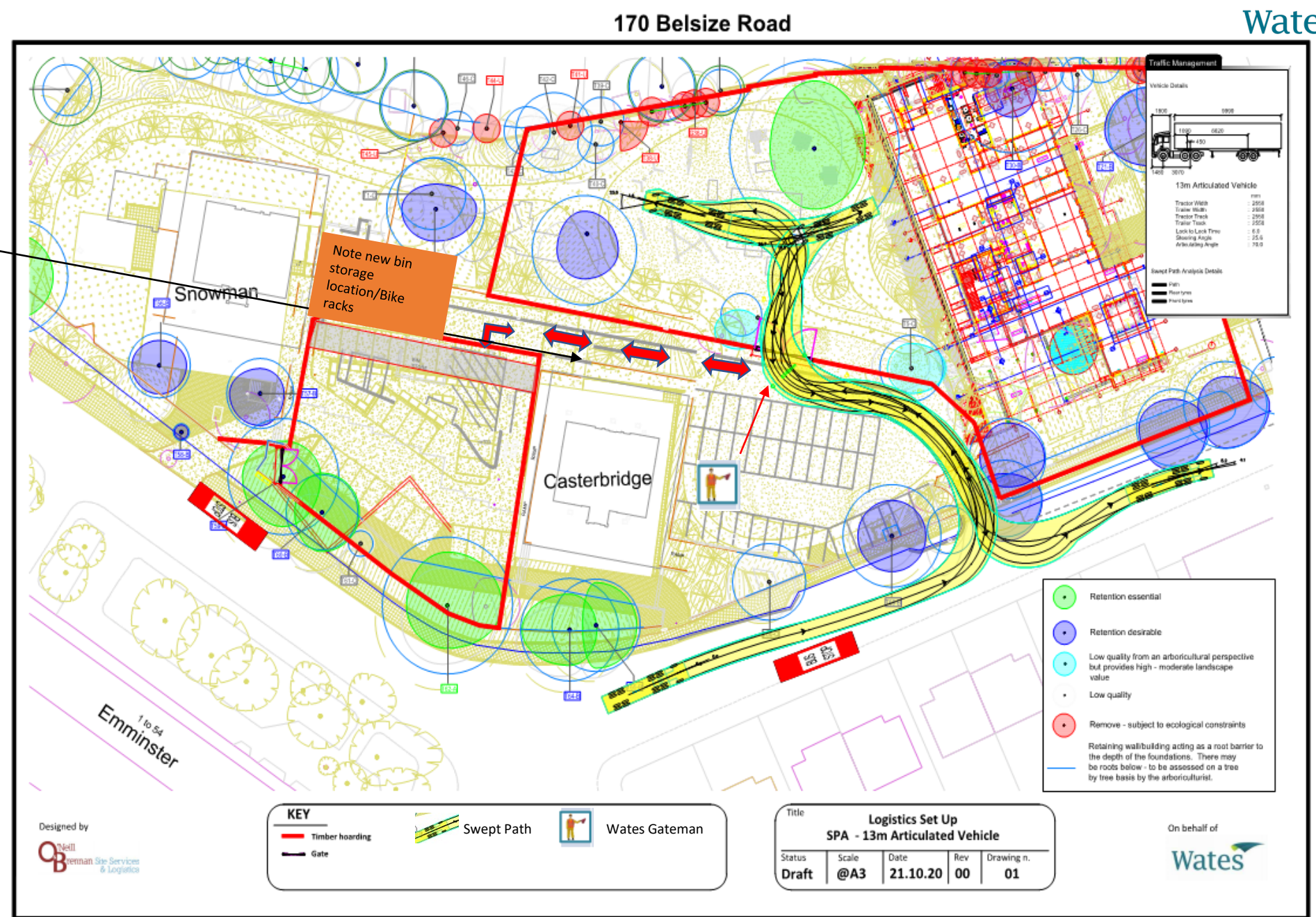


Logistics Plan -Access strategy

Week 6-26

New route has been added for the car park works

- Additional hoarding has been installed whilst Wates will complete the works on the new carpark



Travelling to the project

- All staff and operatives will use public transport to the project wherever possible.
- Strictly no parking available on the project or surrounding area and all operatives and visitors will be advised on this.

Security

- The project will have a 2.4m high hoarding
- Security operative will be on site from 06:30 till 18:30
out of hours the project will be monitored by a external guard reviewing CCTV.

Evening and weekends

- All office and task lighting will be switched off with only the hoarding lights left on

Community engagement

- Notice boards with monthly updates
- Construction working group
- Facebook



Actions from the previous meeting 17/12/2020

Noise

- At the previous meeting the residents raised concerns of noise created by the construction works whilst they are working from home during the pandemic.
- Wates will now employ an independent specialist to carry out the noise monitoring.
- The existing base line noise levels will be measured and then giving us the maximum recommended noise limits to minimise disturbance to the neighbours.
- A monthly report will be issued to Camden and the construction working group
- As previously noted noisy operations will be on 2 hours on 2 hours off noisy works will be undertaken between 8:00am – 10:00am, 12:00pm – 2:00pm and 4:00pm to 6:00pm.

Vibration

- Residents were concerned that vibration would affect their property.

Although Camden Council have organised for a party wall survey to be conducted, Wates will employ an independent specialist contractor to complete a condition survey of the adjacent properties. Once the project is completed a return visit will be undertaken to re-survey these properties and confirm findings.

This survey will document the condition of the internals and externals of the properties including garden walls.

Homeowners / Occupiers will need to give consent for the surveyor to enter their properties and conduct the surveys.

This would then be presented as evidence should the homeowner/Occupier have reason to believe that Wates has caused damage to the property during the construction phase.

As discussed in the meeting Wates have ensured that the machinery used on the project will meet the current relevant standards and where possible have carefully selected vibration sensitive equipment – for example, sheet piles along the boundary wall will be installed by pressed method which is non-percussive.

Party Wall

- Concerns were raised from some of the residents who queried what would happen if their boundary wall was damaged.

Wates confirm that any damage caused to the party walls of the neighbouring properties as a result of construction will be fully rectified.



Q&A ?
