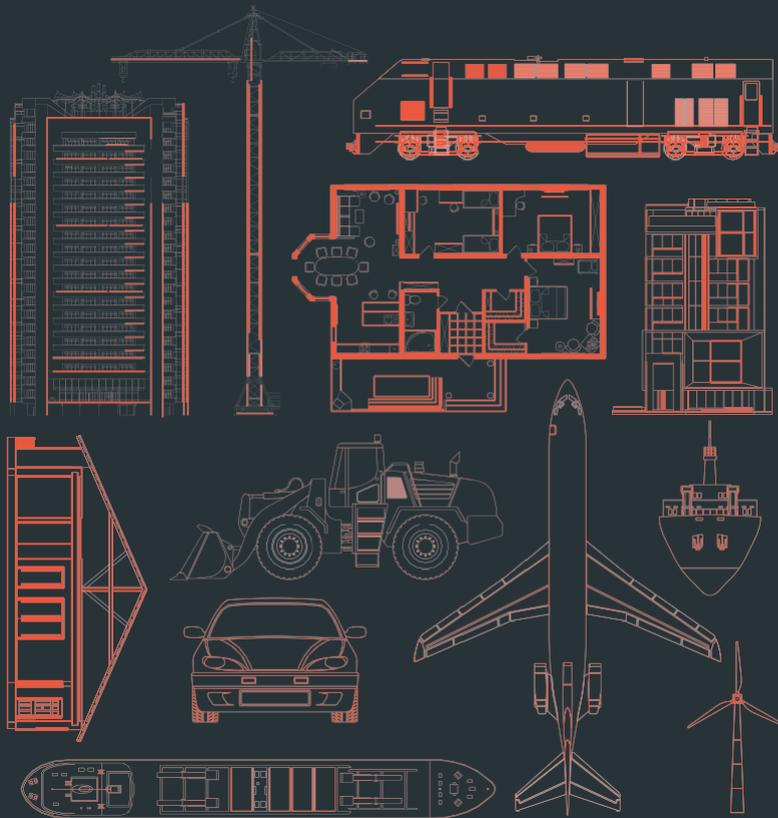


becg



Camden Goods Yard

Consultation Statement – Phase 2A Construction
Management Plan

January 2021

1. OVERVIEW

St George are committed to open and transparent consultation with the community on the draft Phase 2A CMP for the next phase of development at Camden Goods Yard.

Through our Construction Working Group which started in April 2020, we have already built up a strong relationship with local residents, community groups, businesses, and councillors. We continue to meet monthly via video-conference and this will continue during works on the main site.

The previous draft CMP for the temporary store was consulted on in January 2020 for a period of two weeks and a report with the feedback provided was submitted to the Council.

The consultation for the draft Phase 2A CMP for the next stage of development has been conducted along similar lines, amended to include a wider audience because of the more impactful nature of the works.

The Phase 2A CMP consultation timescales and activity have exceeded the LB Camden requirements, while taking heed of Covid-restrictions and the inability of face-to-face meetings or events.

This document sets out the activity undertaken, the feedback received, and how this has been reflected in the updated Phase 2A Construction Management Plan.

2. ACTIVITY

Construction Working Group (CWG) – 26th November 2020

At the regular monthly CWG meeting on 26th November, the group were introduced to the draft Phase 2A CMP, what it would include and advised on the timescales for the consultation.

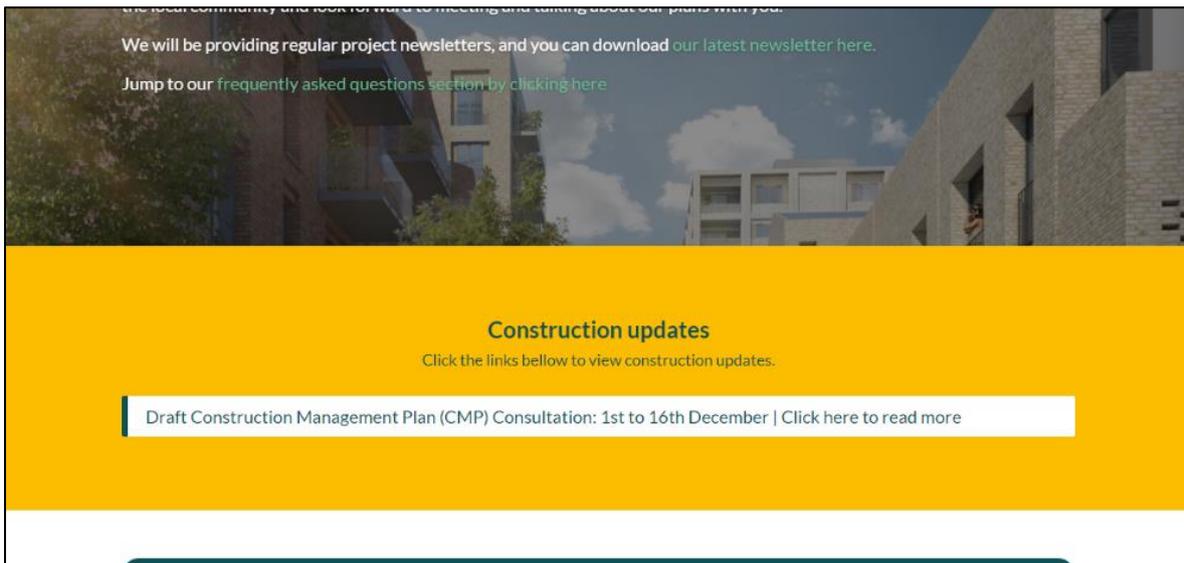
Attendees included neighbouring residents, local councillors, and representatives of the Camden Cyclists.

They asked that the consultation period be extended to allow more time for responses and that an advert be placed in the Camden New Journal to raise awareness.

St George agreed with both requests and extended the consultation period, with an overall timeframe of 19 full days, starting on the 27th November and continuing to 16th December 2020. A newspaper advert was also placed in the Camden New Journal in the week commencing Monday 30th November.

Project Website – 27th November 2020

The project website was updated to provide all the documents from the draft CMP in downloadable form, along with details of the consultation and how to respond. The home page included an updated link at the top of the page:



The link from the home page went to a dedicated web page where the documents were available for download:



Email to project database – 27th November 2020

An email was sent on the 27th November providing details of the consultation and how to provide feedback.

Approximately 200 email addresses, including local groups, councillors, attendees at the monthly CWG, and those signing up for updates were emailed to inform them of the consultation and provide a direct link to the website page where the documents were available for download.

From: feedback@camdengoodsyard.com <feedback@camdengoodsyard.com>

Sent: 27 November 2020 16:31

To: feedback@camdengoodsyard.com

Subject: Camden Goods Yard - Draft CMP

Dear All

At last night's Construction Working Group, we notified the group of an upcoming consultation on the draft Construction Management Plan (CMP) for the next phase of works on the main site.

We have now updated the project website to provide a link to all the documents in the draft CMP and the deadline for feedback will now be the 16th December.

You can download the documents here:

<https://camdengoodsyardconsultation.com/2020/11/27/draft-construction-management-plan-consultation/>

We look forward to receiving any comments and will be submitting a report of all the feedback to Camden Council along with any changes to the CMP.

Kind regards,

Camden Goods Yard Team

A follow up email was sent on 4th December to those who had registered for updates during that week.

Stakeholder letter – 1st December 2020

A stakeholder letter was sent to 2,233 local addresses around the site, focusing on those most likely to be impacted by construction activity, in the areas around Chalk Farm Road. The letter was sent by Royal Mail 1st class post, arriving on 1st December 2020. The distribution area and letter are shown below.





1st December 2020

Camden Goods Yard: Our Draft Construction Management Plan (CMP) – Consultation Letter

Dear Neighbour,

We are writing to you regarding the next phase of development at Camden Goods Yard. As you may be aware, St George are working in partnership with Morrisons to deliver regeneration at the Camden Goods Yard, located on the site of the Morrisons supermarket and petrol station.

The project will deliver a thriving and sustainable community with new homes, a brand new Morrisons store, commercial office space, affordable workspace, community facilities and improved public spaces.

The first phase of our project will soon be completed. This first phase saw the demolition of the petrol station located on Chalk Farm Road and the construction of a new temporary Morrisons store which will open in February 2021.

The construction programme will now focus on delivery of the main site, which comprises the existing Morrisons store and the associated car park. Construction of the main site will begin in March 2021 and continue until 2027.

In anticipation of the commencing works, we have drafted a CMP. This plan details the coordination of works during the construction phase. Key details of this plan include; setting out hours of working, construction vehicle routes, expected vehicle movements, how the site will be managed, contact details for any queries, and how the local community will be kept informed of activity and progress.

For further details, the Draft Construction Management Plan can be accessed via our website www.camdengoodsyardconsultation.com.

Please let us know if you have any comments before Wednesday 16th December, by emailing feedback@camdengoodsyard.com or you can call us on 0800 298 7040. Following your comments, we will issue a report to Camden Council with feedback provided and any changes to the plan.

If you have any questions about the Construction Management Plan or the wider project in general, please do not hesitate to get in touch with us.

Best Wishes,

The Camden Goods Yard Team

Newspaper advertisement – 3rd December 2020

At the request of the CWG, a newspaper advertisement was also placed in the Camden New Journal on 3rd December 2020.

THE CAMDEN GOODS YARD

HAVE YOUR SAY ON THE DRAFT CONSTRUCTION MANAGEMENT PLAN (CMP) FOR CAMDEN GOODS YARD



St George are working in partnership with Morrisons to deliver regeneration at the Camden Goods Yard, located on the site of the Morrisons supermarket and petrol station. The first phase of the project will soon be completed, which saw the demolition of the petrol station located on Chalk Farm Road and the construction of a new temporary Morrisons store which will open in February 2021.

The construction programme will now focus on delivery of the main site, which comprises the existing Morrisons store and the associated car park. Construction of the main site will begin in March 2021 and continue until 2027.

The draft CMP sets out how the construction will be managed, including hours of working, construction vehicle routes, expected vehicle movements, contact details for any queries, and how the local community will be kept informed of activity and progress.

To view the Draft Construction Management Plan and find details of how to get in touch with your feedback, please visit our website: www.camdengoodsyardconsultation.com.

The consultation will run until **Wednesday 16th December 2020**.

For any queries, please email feedback@camdengoodsyard.com or call us on **0800 298 7040**.

Meeting with Juniper Crescent and Gilbeys Yard Residents – 10th December 2020

At the request of One Housing Group, an open meeting was arranged with the residents of Juniper Crescent and Gilbeys Yard estates to discuss the draft CMP and take questions.

The meeting consisted of a presentation from St George on the key elements and a Q&A with residents. All comments relating to the Phase 2A CMP from those residents were minuted, and where a further response was required, this has been included in the feedback within this report.

13 residents attended the meeting, along with two representatives from One Housing Group.

3. FEEDBACK

Feedback has been received from key local stakeholders, including One Housing Group, representatives of the Gilbeys Yard and Juniper Crescent estates, the Camden Cyclists alongside commentary from individual local residents.

There was significant repetition from respondents, particularly those replying from the neighbouring Gilbeys Yard and Juniper Crescent. The full record of issues and points raised are grouped together with a response in the Phase 2A Construction Management Plan documents submitted to Camden Council. This sets out how we have responded to comments received, including where these have fed through to updates to the CMP.

A further meeting will be arranged with One Housing Group, Juniper Crescent and Gilbeys Yard residents in early February to update them on progress. An update will also be provided to members of the Construction Working Group at the next meeting on Thursday 28th January.