

THE CAMDEN GOODS YARD

Community Newsletter: May 2021

Welcome to our community newsletter, providing you with all the latest news about St George's progress on the regeneration of the Camden Goods Yard site. In this latest newsletter, the focus is on the upcoming demolition work on the site of the former Morrisons supermarket. Following the opening of the Morrisons temporary store, this marks another key milestone in the delivery of this important project delivering new housing, jobs and public space for Camden.



The Morrisons supermarket closed in February. Demolition works will start week commencing 10 May 2021.



UPDATE ON TEMPORARY MORRISONS STORE

The new replacement Morrisons store, located on the site of the former petrol station, is now open. The temporary store will remain in place until the new Morrisons store opens on the main site in Spring 2025.

The pharmacy that was part of the main store has also re-opened at 66 Chalk Farm Road, Camden, NW1 8AN. The pharmacy will remain open until the new main store opens on the Camden Goods Yard site in Spring 2025.



CONSTRUCTION OF THE MAIN SITE

We are pleased to confirm that demolition on the Morrisons store site will start week commencing 10th May 2021. Demolition works will last for approximately 15 weeks. During this period, 24-hour security will continue to be in place securing the site. A summary of the demolition programme can be found below:

Week 1:	Site setup and welfare	Weeks 2 to 9:	Demolition of store structure	Weeks 11 to 12:	Remaining demolition
Weeks 2 to 4:	Excavation to arches and store soft strip work	Weeks 8 to 10:	Removal of floor slab	Weeks 13 to 15:	Demolition complete and site tidy

Upcoming works from week commencing 10 May include the following:

Week 1	Week 2 to 4
<ul style="list-style-type: none">• Set up of a small mobile welfare on site for contractors• Deliveries of fencing and 40-yard skips to arrive onsite• Surveys will be carried out across the site, mainly in the store	<ul style="list-style-type: none">• Commencement of excavation works to the boundary to expose the historic arches. All material generated will be removed in tipper/vacuum lorries• Soft stripping of the internals of the former store will be conducted• Start of store structure demolition



NOISE, VIBRATION AND DUST

We acknowledge that noise from construction activity is a key concern for residents and will be implementing robust measures to ensure disruption from site is minimised. Measures we will implement include:

- Noise, dust, and vibration levels to be routinely monitored during construction works using two high specification environmental monitors located within the site. Monitoring data will be shared with Camden Council.
- Alerts from the monitors enable the site team to investigate and take action where close to maximum permitted levels.
- Close working with our contractors to ensure we deliver works in the most noise sensitive way
- Only conduct noise generating operations during site hours.
- Any materials processed on site for reuse will be located as far away from residential properties as possible
- Site team easily contactable to address any queries, concerns or complaints. See CGY team contact details on the last page of this newsletter.

CONSTRUCTION MANAGEMENT PLAN (CMP)

As part of the construction programme, St George have prepared a Construction Management Plan (CMP) to guide how construction will take place. This was subject to consultation with the local community and Camden Council in November and December last year.

The CMP has now been approved by Camden Council and you can find a copy on our website at www.camdengoodsyardconsultation.com/CMP.

The CMP sets out how each stage of construction will be managed. The current CMP focuses on demolition, basement and road realignment works. It is a live document and will be updated at further key stages of the CGY project.

CONSTRUCTION WORKING GROUP (CWG)

The Camden Goods Yard Team are committed to ensuring that residents and local businesses are kept up to date with the latest information regarding development progress onsite.

Our monthly CWG meetings are held on the last Thursday of every month between 7pm and 8pm. If you would like to attend our next meeting, please contact us via our details below.



BUS RELOCATION

St George will safeguard the existing bus service services (27 / N27, 393, and rail replacement services) throughout construction of the Camden Goods Yard project. The 27 / N27 and 393 bus services will remain within the existing Morrisons bus area accepting passengers for the majority of demolition.

Buses will then be temporarily relocated off site for a period of approximately 18 months. Passengers will then board and alight at existing stops on Chalk Farm Road. These are shown on the plans above.

Further updates on changes to services will be provided by TfL in due course as well as via the Camden Goods Yard website. In Spring 2025 buses will return and start operating from their permanent new bus stops within Juniper Crescent with the opening of the new Morrisons store.



WORKING HOURS

Site working hours will be as follows:

- Monday to Friday (8am – 6pm)
- Saturday (8am – 1pm)
- Sunday and bank holidays (no works)

In the event of unavoidable out-of-hours working, affected residents will be notified in advance.



SITE THROUGH ACCESS

As most of the site will be subject to excavation works and live plant activity, existing public access connecting Gilbeys Yard and Juniper Crescent through the site will be restricted until late 2025. This measure is to ensure that we protect the health and safety of members of the public from potential site risks.

Alternative pedestrian and cycling routes are available via Chalk Farm Road, and then either the Regents Canal or Jamestown Road.

ST GEORGE COMMUNITY INITIATIVES - BREAD TALES ARTWORK

After months of hard work and collaboration with residents across the local community, the 'Bread Tales' artwork commissioned by St George was recently installed to façade of the Morrisons temporary store to coincide with the store's opening. Bread Tales, was co-designed by creatives HATO and the local community, with illustrations by Nicolas Burrows.

Through a series of community workshops, this project uncovered the local area's rich historical connection with food and the transport of produce such as grains and wheat.

Working with the idea of bread as a common theme, the artwork depicts each participant side by side with their own recipe and a story connecting them with the local area. We would like to thank everyone who participated in the Bread Tales project which has resulted in a great community artwork on Chalk Farm Road.



Potato stamping the Pirates Club. Image by Hato



Collaging with the Upper Deckers, Pirates Club. Image by Hato

GET IN TOUCH

We have a number of ways you can get in touch with us should you have any questions, including the CGY website, where you can find regular updates on site and project news. To sign-up for the latest development updates, for general queries or regarding site matters, please contact us at:

 **Website:** www.camdengoodsyardconsultation.com

 **Email:** feedback@camdengoodsyard.com

 **Phone:** 0800 298 7040 (9am – 5.30pm Monday to Friday)

We will continue to keep you updated through publishing regular newsletters.