

THE CAMDEN GOODS YARD

◦ **Community Newsletter: October 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.

We hope you have been well during this time.

In this latest newsletter, we focus on the next stage of works.



View of new new Goods Yard public square and entrance to new Morrisons store

UPDATE ON NEXT STAGE OF WORKS

Since our last newsletter, we have demolished the Morrisons store, removed the concrete floor 'slab' and car park. The site has been tidied by demolition contractor Shorts, who has now de-mobilised.

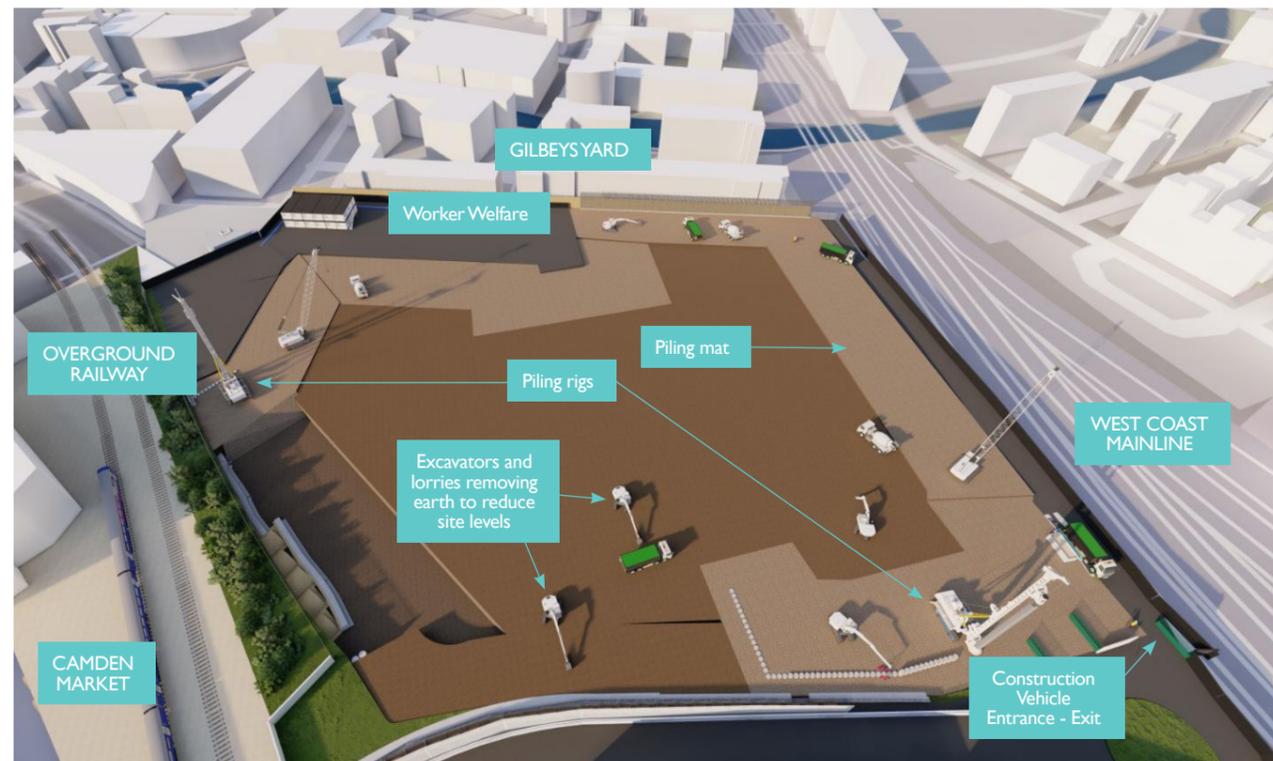
The next stage of works include:

- Construction of the new basement wall
- Reducing the existing site levels within the basement area and removing the wall along the Juniper Crescent access road
- Diversion and strengthening of existing sewers

These works will be delivered by St George's contractor Expanded starting Monday **1st November 2021**. All construction vehicle access will be via a gate leading off the Juniper Crescent roundabout.

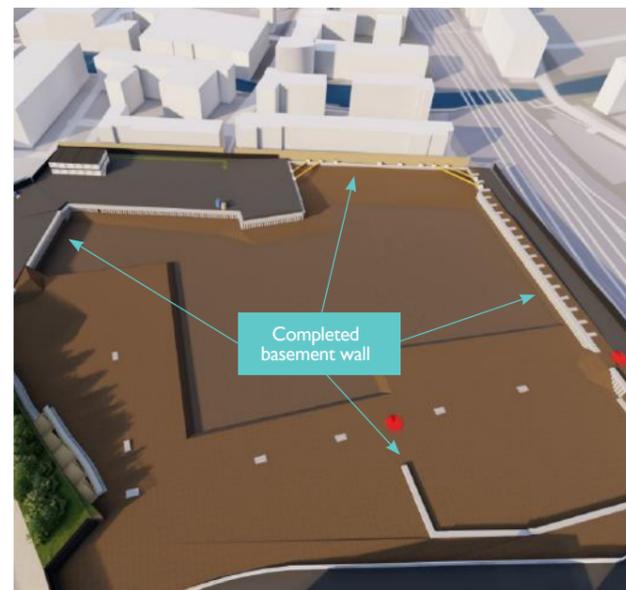
BASEMENT CONSTRUCTION

The new basement includes the new Morrisons supermarket, 250 car parking spaces and plant equipment. To build the basement, our contractor will firstly lay recycled crushed concrete material from the Morrisons store around the edge of the basement wall line. This is called a piling mat and will form a stable base for the piling rig and construction equipment to safely operate on.



Visualisation showing early weeks of basement works. The first piles of the basement wall have started being installed near the Juniper Crescent roundabout and Overground railway line by the piling rig. The piles will be installed along the outer edge of the light brown shaded areas

Two piling rigs will then start working to create the new basement wall in mid-November on both the north (Overground railway line) and Juniper Crescent roundabout sides of the site, working towards Gilbey's Yard. The piling rigs will place 30m deep circular concrete piles into the ground. The piling works will take approximately 9 weeks. The extent of the basement wall is indicated in the image below.



Visualisation showing the piled basement wall works completed and site levels reduced at March 2022

REDUCING SITE LEVELS WITHIN THE BASEMENT

Not long after the piling works have started, our contractor Expanded will also start removing earth from within the new basement area. This also involves removing the retaining wall along the Juniper Crescent access road, which will be reduced to one lane to safely carry out these works. This will create the new public square Camden Yard, located at the front of the new Morrisons store. The image below, taken from the railway bridge illustrates how this area will look.

The basement wall works will complete in March 2022.

SEWER DIVERSION

Expanded will also be carrying out works to divert and strengthen two sewers that run through the site. This work will start in January 2022 and complete in May 2022.

WORKING HOURS

Site hours will continue to be:

- 8am to 6pm on Monday to Friday
- 8am to 1pm on Saturdays
- There will be no working on Sundays or Public Holidays

Any unavoidable works or deliveries required outside site hours, such as the erecting and dismantling of cranes, will be agreed in advance with the London Borough of Camden. Advanced notice will also be provided to neighbours and local stakeholders.

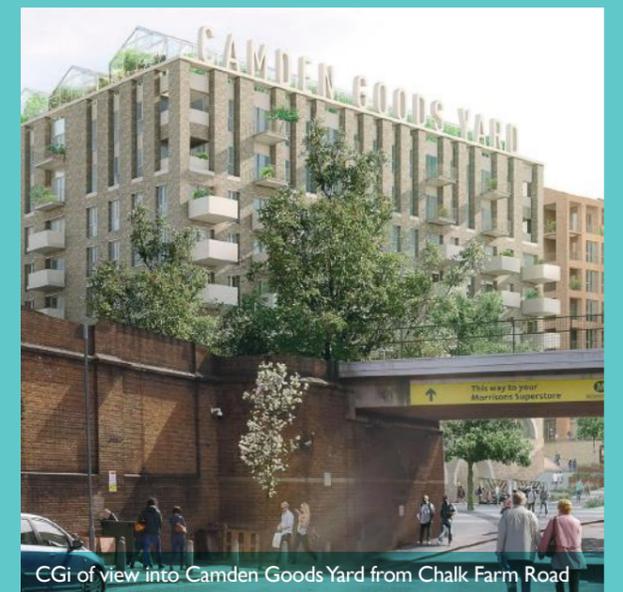
We would like to thank local residents and stakeholders for their continued patience, and we apologise for any inconvenience when works are taking place. We remain committed to engaging with all residents and stakeholders during this time.



NOISE, VIBRATION, AND DUST

We acknowledge that noise from construction activity is a key concern for residents and have been implementing robust measures to ensure disruption from site works is minimised. We will continue to implement these measures as we progress into the next stage, which includes:

- Noise, dust, and vibration levels will continue to be routinely monitored during construction works using two high-specification environmental monitors located within the site. An additional vibration monitor will be placed near the West Coast Mainline
- Alerts from the monitors enable the site team to investigate and take action in cases where works are 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
- The site team is easily contactable to address any queries, concerns, or complaints. See CGY team contact details in the final section of this newsletter



CGi of view into Camden Goods Yard from Chalk Farm Road



View of new Railway Park next to the Overground railway line

GET IN TOUCH

We have several ways you can get in touch with us should you have any questions, including the CGY website, where you can find regular updates about the site and project news.

To sign-up for the latest development updates, for general queries, or site-related matters, please contact us at:  www.camdengoodsyardconsultation.com

Email direct to feedback@camdengoodsyard.com

or call  **0800 298 7040 (9am – 5.30pm Monday to Friday)**