

# THE CAMDEN GOODS YARD

◦ **Community Newsletter: July 2022** ◦

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 and revised plans for the office building on the Petrol Filling Station Site (PFS) which we are seeking your views on.



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 constructed the basement wall, reduced the site levels by one level and completed our sewer upgrade works on the Main Site.

Our next phase of works on site comprises of the remaining basement and concrete frames for the first two Buildings A and B.

There is more information in this newsletter on those works, as well as a chance for you to comment on a revised planning application for the office building that will be located on the site of the former petrol filling station.

The next stage of works started on 27th June 2022, with our contractor AJ Morrisroe is now mobilising to deliver the following works related to Buildings A and B:

1. Reducing the basement by one further level to provide the Morrisons car park, Morrisons store and Building A basement.
2. Piles and concrete foundations to support the structure of the basement and buildings across the development.
3. Construction of the concrete podium 'slab' which will sit on top of the basement and lower ground floors. The podium will form the ground floor level across the site.
4. Construction of the concrete frames to Buildings A and B.

With these works, we will also be erecting 4 tower cranes across site to facilitate the logistics and delivery of materials across the construction work area.

These works are programmed to take 13 months and be completed in **Q3 2023**.

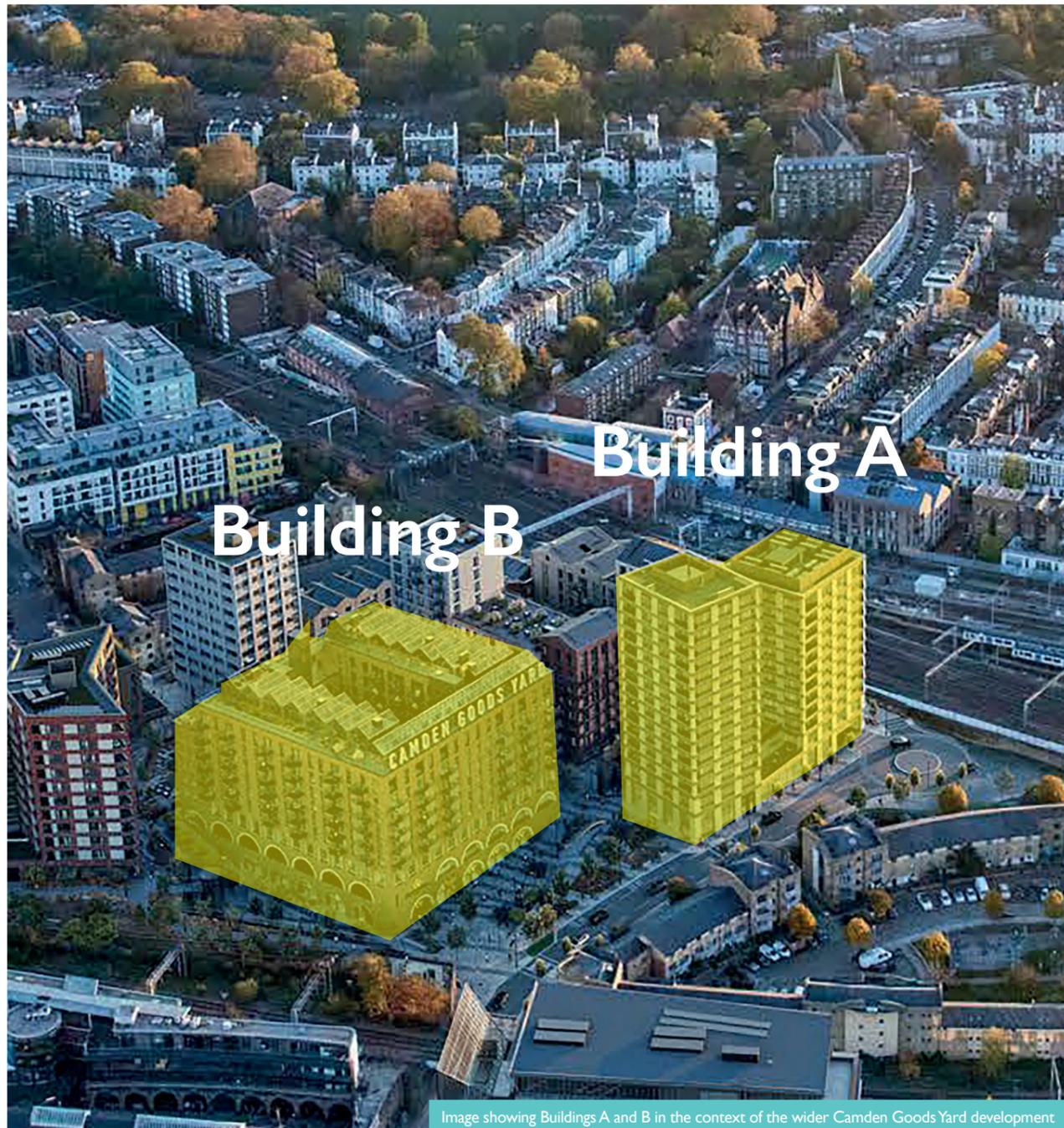
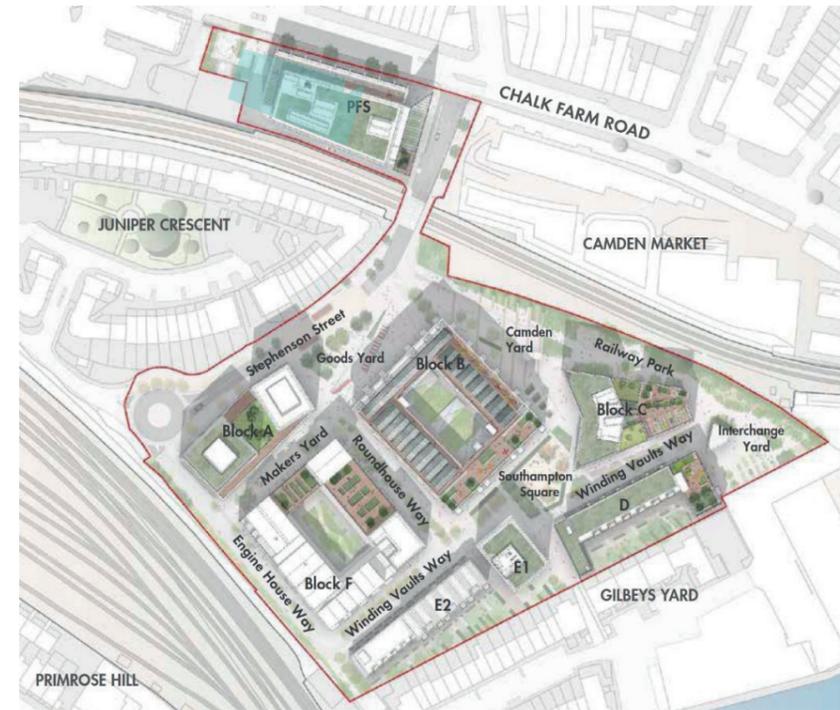


Image showing Buildings A and B in the context of the wider Camden Goods Yard development



Existing CGI



Revised CGI

## HAVE YOUR SAY

### Planning Amendments to the former Petrol Filling Station site

As part of our ongoing review of the plans for the Camden Goods Yard, we are proposing to revise the office building that will sit in the location of the former Petrol Filling Station (PFS) and where the temporary Morrisons store is currently located.

The current planning permission provides for a new building of six storeys and approximately 8,500 square metres (sqm) of new office space, alongside a petrol filling station, and retail and café space.

The revised plans are seeking to amend this permission, resulting in an increase in office space of approximately 2,300 sqm. The changes will create more employment floor space, jobs and environmental improvements for the benefit of Camden. The key amendments proposed are:

- The removal of the open-air petrol tanker and service yard, providing a safer setting for the neighboring Youth Space.

- As such, a traditional petrol station is no longer a sustainable use for the site. In its place we are proposing a four space dedicated rapid electric vehicle (EV) charging station, comprising 4 spaces, which will support the transition to EVs.
- An extension of the building by 6m in width to create additional office space.
- Increasing the amount of office space, providing around 200 additional jobs, an uplift of £550,000 spent locally by the office workers, and circa £400,000 of additional Community Infrastructure Levy (CIL), helping to fund local infrastructure improvements.
- Increased cycle spaces and dedicated end of trip facilities such as shower and changing rooms. This supports the borough's drive for a more sustainable transport agenda.

We are currently seeking your views on the revised proposals, and there is more information, images of the previous and revised proposals, and a short survey on our website. Just use the QR code below to go directly to the site or visit [camdengoodsyard.co.uk](http://camdengoodsyard.co.uk)

Alternatively, just email us at: [feedback@camdengoodsyard.com](mailto:feedback@camdengoodsyard.com) with any thoughts.

The deadline for comments or completing the survey is the **Sunday 17th July 2022**.





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](http://www.camdengoodsyardconsultation.com)

Email direct to [feedback@camdengoodsyard.com](mailto:feedback@camdengoodsyard.com)

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

