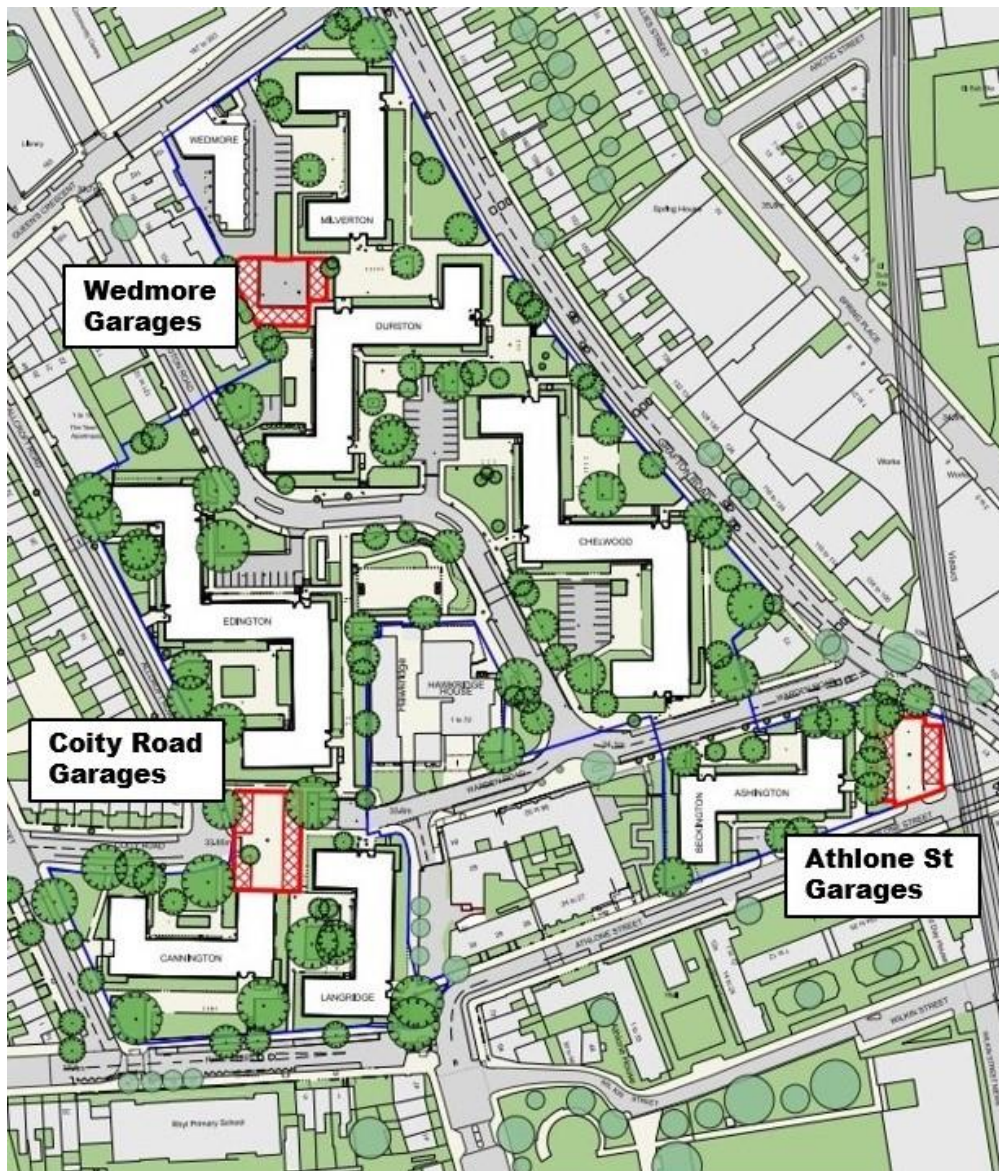


WEST KENTISH TOWN ESTATE GARAGES DEMOLITION INFORMATION AND FREQUENTLY ASKED QUESTIONS February 2024

GOODY DEMOLITION LIMITED (GDL) have been appointed to demolish the 3 garage blocks at West Kentish Town Estate in preparation for the redevelopment.

Demolition work is due to start on site week commencing 4 March 2024. We will begin with garages located at: Langridge / Cannington (corner of Coity Road / Allcroft Road); before moving to the garages behind Wedmore / Durston; and finally the garages at Athlone Street (next to Ashington / railway line): see map below. We estimate approximately 3 weeks per site, from set up to completion.

You may notice surveys and testing being carried out from February. There will be no weekend working, our standard hours are 7.30am – 5pm with no noisy works before 8am.



WORKS

Removal of the garages are simple: the structures are all single storey and made up of either brickwork or precast panels. Whilst demolition can be a disruptive activity, the works and machinery have been carefully planned and chosen for these residential locations:

- We avoid using heavy machinery wherever possible to limit noise and vibration.
- If works are adjoining or very close to homes we will use hand demolition techniques, as well as dust suppression units if necessary.
- All sites have noise, dust and vibration monitoring with 'alert triggers' set at levels which are lower than regulatory limits.
- All sites will be fully hoarded off and trees will be protected by fencing.

TRAFFIC ROUTES

After site set-up and delivery of machinery / welfare for operatives, we estimate a maximum of two skip lorries per day removing material for one week, then another 2-3 lorries for the final clearance week.

The routes for construction traffic below have been discussed and planned for minimal impact. A Traffic Marshall will be present to ensure local safety, especially when guiding deliveries and collection. Drivers will avoid rush hour and school pick-up / drop-off times.

Please keep children away from building sites and construction activity

Coity Road Garages: Allcroft Rd / Coity Road, Bassett St, Rhyl St, Malden Rd, Prince of Wales Rd, Kentish Town Rd, Camden High St, Hampstead Rd, Euston Rd / A501.

Wedmore Garages: Queens Crescent, Grafton Rd, Prince of Wales Rd, Kentish Town Rd, Camden High St, Hampstead Rd, Euston Rd / A501.

Athlone St Garages: Athlone St, Grafton Rd, Prince of Wales Rd, Kentish Town Rd, Camden High St, Hampstead Rd, Euston Rd / A501.



FREQUENTLY ASKED QUESTIONS:

Access for residents / emergency services / refuse collection in and out of the estate will not be impacted. There will be no parking suspensions related to these works. All site deliveries, pick-ups and movements of vehicles / HGVs will be preplanned to prevent waiting or blocking of any access points. GDL will also ensure all vehicles / HGVs to and from sites avoid school pick-up and rush-hour periods to prevent any impact or disruption to the everyday activities of residents / business owners / those in the area.

Where will staff park in this already congested area? Staff will be given access to use the parking areas across the estate that were suspended, so will not be using any street parking.

What will happen to the garage sites once they are demolished? On completion of works, Goody Demolitions will hand over and sign off the sites to Camden Council for their ongoing development works.

What permission do you have for these works? Permitted Development Application: 2024/0285/P (<https://accountforms.camden.gov.uk/planning-search/>); Section 81 demolition notice.

Where will the debris be taken to, and will it be treated? All concrete, hardcore, metal, debris, and wood will be separated into type on site prior to being taken to local recycling plants to be processed and reused into new materials avoiding land fill wherever possible.

These works will now fall into the Ramadan period – local residents who are observing are likely to break fast 6pm onwards and may want to go the mosque. There be no large vehicles or deliveries / pick-ups after 5pm.

RESPITE:

If you, or anyone in your household, or your neighbours need a respite or quiet space, please come to 104a Queens Crescent. The Camden Development team welcome all local residents 10-5pm Monday, Wednesday, Thursday and Fridays.

For further info please email wkt@camden.gov.uk

Queens Crescent Library is open Monday 10am-6pm; Tuesday-Thursday 11am-6pm; Friday-Saturday 11am-5pm



CONTACT DETAILS:

GDL will have a small unit office at each site when active. The site manager will be available for any urgent enquiries during working hours. We have a dedicated inbox for all enquiries: wkte@goodydemolition.co.uk

Office – 01304 840126

Out of Hours – 07802 433773

Written letters should be addressed to:

West Kentish Town Estate Project Team
Goody Demolition Ltd
Ovenden House
Wilcox Close
Aylesham Industrial Estate
Kent
CT3 3EP

A Meet the Contractor event will be held on 22 February between 5:30-7:30pm at 104a Queens Crescent. Representatives from GDL and Council Officers will be available to explain details of the works and answer any questions residents may have.

