

# Meet the Contractor

## Who are Goody Demolition?

We are a Kent-Based Demolition Contractor specialising in delivering Projects such as this one at West Kentish Town.

We were incorporated in 1952 and have been working in the Demolition and Construction sectors for over half a century.

Our expert teams undertake enabling works, including demolition, to allow regeneration of areas for the benefit of the local communities.

We are long-standing members of the National Federation of Demolition Contractors (NFDC), and carry out all work to highest standards and in-line with all applicable regulations and legislation.

Safety is our most important consideration on our projects, and we will do all we can to minimise disturbance and disruption to the West Kentish Town Estate Community during the course of our works on site.

## Previous Work with Camden

We have successfully completed demolition works at 248-250 Camden Road and 2 Chester Road in the last couple of years to facilitate the Temporary Accommodation projects.

## General Project Contact Details

### Goody Demolition Ltd

E: WKTE@goodydemolition.co.uk

T: 01304 840 126 (Office Hours Only – 0800>1730)

Out of Hours Emergency Contact  
Telephone: 01304 840126

### Camden Council

E: WKT@camden.gov.uk

T: 020 7974 4108

Emergency OOH: 02079 744444

## Meet the Goody Demo Team:

### Gary Venner – Managing Director



- Contract Manager for WKTE
- Overall responsibility for the Project
- 30 Years Experience in Demolition
- Certificate of Competence of Demolition Black Card

### Rob Hosier – Site Manager



- Responsible for the everyday activities on Site for WKTE
- 20 Years Experience in Demolition
- Certificate of Competence of Demolition Black Card
- Available in person or via mobile during office hours (0800-1700 M-F)
- T: 07719 020502

### Calum Hay – Operations Manager



- Responsible for Health and Safety for the Project
- 10 Years Experience in Demolition
- CSCS Senior Construction H&S Manager (Gold Card)
- Level 6 NVQ H&S Practice

# Preventing Nuisance

## Dust Control

Goody will endeavour to prevent generation of dust as much as possible, and will implement the following measures to achieve this:

- Manual Demolition Work (By hand) wherever feasible
- Motofog Dust Suppression Units
- Hoses to issue controlled water streams as required

All dust suppression measures will be mobile to allow optimum effectiveness



## Noise Control

Due to our proposed method of demolition, noise from the works will be fairly minimal, with measures to ensure this including:

- Ensuring machine compressors are fully-silenced models
- Utilising effective exhaust silencers and acoustic covers
- Fitting all pneumatic percussive tools with manufacturer-recommended silencers
- Utilising Breaker Attachment Jacketing
- Restricting durations of noisy work, with none before 8am or after 5pm



## Vibration Control

We will undertake all reasonable endeavours to ensure that no unwanted or damaging vibration is transferred to adjacent property, by:

- Undertaking Pre-Work Assessments to Identify potential “Hot Spots” or high risk areas and implementing appropriate preventative measures
- Utilising non-percussive breaking techniques
- Restricting works to the minimum amount of time required to carry out the tasks
- Maintaining machines to the best standards to ensure efficiency
- Ensuring only highly trained individuals are undertaking the works and using the most appropriate machines for the task

## Noise, Dust and Vibration Monitoring

State-of-the-Art Noise, Dust and Vibration Monitors will be situated at multiple locations on each of the sites.

These monitors will be installed and calibrated by professionals prior to commencement of demolition works.

“Alert Triggers” will be set at levels lower than regulatory limits, which we can respond to and act upon should exceedances occur.



DM30 SiteSens  
Noise & Dust  
Monitor



AVA M80  
Vibration  
Monitor

# Duration and Details

## Key Dates

### Works Commence; 11th March 2024

#### Coity Road Garages

Site Set Up and Machine Deliveries; **11.03.2024 > 12.03.2024**

Preparatory Works and Demolition; **12.03.2024 > 28.03.2024**

Hoarding Installation; **02.04.2024 > 08.04.2024**

Completion and Handover to LBC; 10.04.2024

#### Wedmore Garages

Site Set Up and Machine Deliveries; **11.04.2024 > 12.04.2024**

Preparatory Works and Demolition; **15.04.2024 > 23.04.2024**

Hoarding Installation; **25.04.2024 > 29.04.2024**

Completion and Handover to LBC; 30.04.2024

#### Athlone/Ashington Street Garages

Site Set Up and Machine Deliveries; **01.05.2024**

Preparatory Works and Demolition; **03.05.2024 > 22.05.2024**

Hoarding Installation; **24.05.2024 > 03.06.2024**

Completion and Handover to LBC; 11.06.2024

### Works Complete; 11th June 2024

## 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. Goody 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?** Demolition staff will be given access to use the parking areas across the estate that are 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.

# Site Plans and Traffic Routes

## Coity Road

### Extent of Site



### Traffic Route

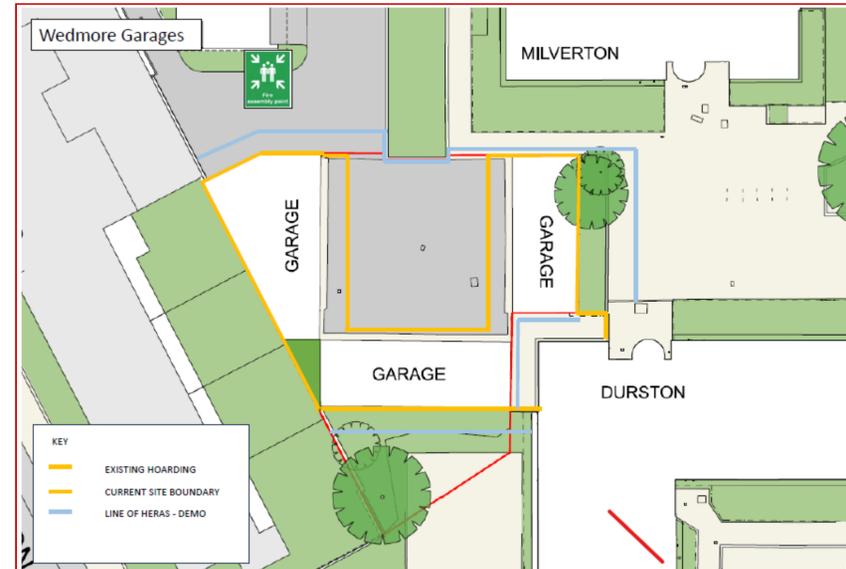


**TO SITE:** Allcroft Rd / Coity Rd, Bassett St, Rhyl St, Malden Rd, Prince of Wales Rd, Kentish Town Rd, Camden High St, Hampstead Rd, Euston Rd / A501.

**FROM SITE:** Allcroft Rd / Coity Rd, Bassett St, Rhyl St, Malden Rd, Prince of Wales Rd, Kentish Town Rd, Camden St, Crowndale Rd, Eversholt St, Euston Rd / A501

## Wedmore

### Extent of Site



### Traffic Route

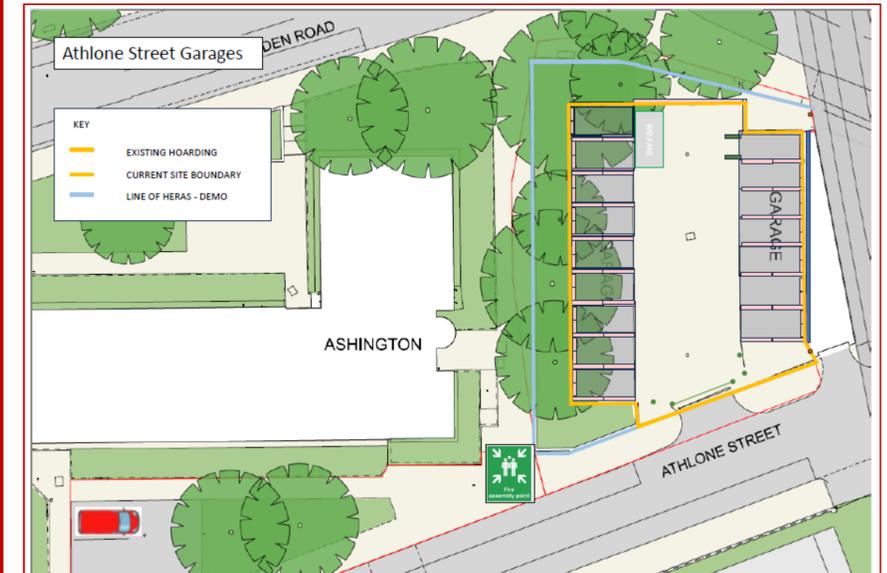


**TO SITE:** Queens Crescent, Grafton Rd, Prince of Wales Rd, Kentish Town Rd, Camden High St, Hampstead Rd, Euston Rd / A501.

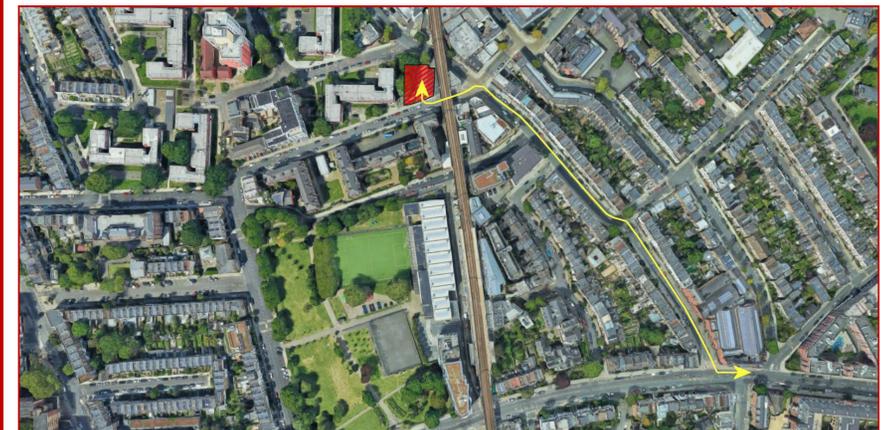
**FROM SITE:** Queens Crescent, Grafton Rd, Prince of Wales Rd, Kentish Town Rd, Camden St, Crowndale Rd, Eversholt St, Euston Rd / A501

## Athlone Street

### Extent of Site



### Traffic Route



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

**FROM SITE:** Athlone St, Grafton Rd, Prince of Wales Rd, Kentish Town Rd, Camden St, Crowndale Rd, Eversholt St, Euston Rd / A501

**\*\*The above routes for Construction Traffic have been discussed and planned for minimal impact\*\***  
**\*\*Traffic Marshalls will be present on all sites to ensure local safety, especially when guiding deliveries and collections\*\***  
**\*\*Drivers will avoid rush-hour and school pick-up/drop-off times\*\***

# Protection and Prevention

## Measures for Protecting the Public from Effects of Demolition

- Noise, Dust and Vibration minimisation measures including installation of monitoring stations throughout the works
- Banksmen/Traffic Marshalls will be present throughout the works to coordinate vehicle movements and ensure pedestrians and other road users are kept safe
- Sites will be safely enclosed throughout the day whilst works are ongoing, and locked and secured out of hours (evenings and weekends) to prevent inadvertent or deliberate trespass
- Solar Powered Lights will be affixed to the site boundary to prevent decrease in illumination around the site during the works
- Only Competent, Qualified and experienced staff will be working on the project, ensuring safety standards are maintained and works are undertaken with minimum risk to the public
- Any vehicles attending site will conform to the Euro Emissions Requirements (Euro 6c for smaller vehicles / Euro VI for HGVs), well-maintained and serviced to ensure they are working efficiently and minimising pollution
- Exclusion zones will be established within the site to prevent debris arising from the works migrating onto public areas
- Goody Demolition are liaising with Network Rail's ASPRO team to ensure a suitable and safe method is agreed for the demolition of the Athlone Street/Ashington garages adjacent the railway track on the viaduct

## Measures for Preventing Disruption Around the Site and in the Local Area

- Goody Demolition and Camden Council will liaise and communicate with Contractors working on any nearby works/developments to determine key points in the Contract and work collaboratively to align plans and proposals to minimise disruption to the surrounding area
- The Meet the Contractor Event is being hosted to allow the local Community to air any concerns they may have regarding the Project, which will allow Goody Demolition the opportunity to tailor our delivery to best suit the needs of the local Community and the Wider Development
- Letters and leaflets have been delivered to neighbours of the 3 sites. If there are any changes to the programme, or significant alterations to site activity, we will work with LBC to inform all those affected. We trust that our openness and transparency will assist in preventing disruption.
- Designated parking area has been set aside for Goody Demolition staff (inc. visitors / subcontractors) to use during the works which will remove the requirement for anyone to park in public areas or on local roads which are used by residents / employees in the area / public visitors for their everyday life
- Deliveries will have set times allocated to them and must be pre-booked at least 24 hours in advance. All deliveries / pickups will be booked to avoid Rush Hours / School Pick-up & Drop-off Times to prevent disruption during the time when the majority of people have need of the local roads and infrastructure

# Compliance and Permissions

## Licenses and Permissions

**Local Planning Authority** – Permitted Development Application 2024/0285/P (*Anticipated Date 22.02.2024*)

**Camden Building Control;** Section 81 Demolition Notice (Applied for and Agreed – Issue Date 29.02.2024 )

## Trees and Environmental

- These works will require the removal of one self-seeded tree which is growing from under the end of the block of the Coity Road Garages. All other trees will be retained and protected throughout the demolition works.
- Goody Demolition have signed up to the Camden Climate Change Alliance and work to reduce emissions and improve sustainability on our Projects
- We will develop and implement a Green Travel Plan
- We prioritise hybrid vehicles and encourage use of public transport. All other vehicles will be Euro6c/EuroVI Compliant

## Considerate Constructors Scheme

Goody Demolition are Registered with the Considerate Constructors Scheme and submit to audits of our sites by the Organisation to ensure we are abiding by their standards and adhering to the CCS Code of Practice



## Applicable Regulations and Legislation which Goody will adhere to

- The Health & Safety at Work Act 1974 and associated guidance
- The Management of Health and Safety at Work Regulations 1999 and Management of Health and Safety at Work ACoP (HSEL21)
- The Construction (Design and Management) (CDM) Regulations 2015, Managing Health and Safety in Construction (HSEL144). and Health and Safety in construction (HS(G) 150).
- The Work at Height Regulations 2005 (as amended), and Work at Height Regulations 2005 (as amended). Brief Guide (INDG401)
- The Lifting Operations and Lifting Equipment Regulations 1998 and Safe use of lifting equipment ACoP (HSEL113)
- The Personal Protective Equipment at Work Regulations 1992 (as amended), and Personal Protective Equipment at Work – Guidance (HSEL25)
- The Provision and Use of Work Equipment Regulations 1998 and Safe Use of Work ACoP (HSEL22)
- The Electricity at Work Regulations 1989
- The Control of Asbestos Regulations 2012
- The Control of Noise at Work Regulations 2005
- The Confined Spaces Regulations 1997
- The Control of Lead at Work Regulations 2002
- The Building Act (England and Wales) 1984
- The Environmental Protection Act 1990
- The Highways Act 1980
- The Road Traffic (Temporary Restrictions) Act 1991, The Road Traffic (Temporary Restrictions) Regulations 1992 and Road Traffic (Temporary Restrictions) Procedure Amendment (Scotland) Regulations 2005