

West Kentish Town Estate - Phase 1

Higgins
PARTNERSHIPS

 Camden

Meet the contractor event

For 65 years, Higgins has built a reputation as a trusted contractor and developer who delivers exemplar, award winning projects on time and on budget across London and the South East.

Our approach places the existing community at the heart of delivery, ensuring that the first phase sets a confident foundation for the years ahead.

We are committed to creating an environment where residents feel informed, supported and positive about the transformation of their estate.

Today you can:

- ✓ Meet the Higgins Project Team
- ✓ Learn about the proposed Construction Management Plan for the development



What is a Construction Management Plan (CMP)

We value your input and are looking for your comments and views on the plan today to help shape delivery in partnership with the community.

Today we are sharing our updated Draft Construction Management Plan (CMP). This plan details our operations and outlines exactly how we will proactively tackle construction concerns to keep local disruption to a minimum. You can request a copy of the CMP by emailing us at wkte@higginspartnerships.co.uk

WHAT IS A CONSTRUCTION MANAGEMENT PLAN?

A Construction Management Plan (CMP) is a clear plan that explains how a construction project will be managed from start to finish. It helps make sure the work is carried out safely, responsibly and with as little impact on the local community and environment as possible.



A GOOD CONSTRUCTION MANAGEMENT PLAN:



KEEPS EVERYONE SAFE

Sets out how health and safety risks will be managed to protect workers, the public and visitors.



MANAGES TRAFFIC AND DELIVERIES

Plans how vehicles will access the site to reduce congestion and keep roads safer.



REDUCES NOISE, DUST AND DISRUPTION

Includes measures to minimise noise, dust and other impacts on local residents and businesses.



PROTECTS THE ENVIRONMENT

Describes how waste, energy, water and nature will be looked after.

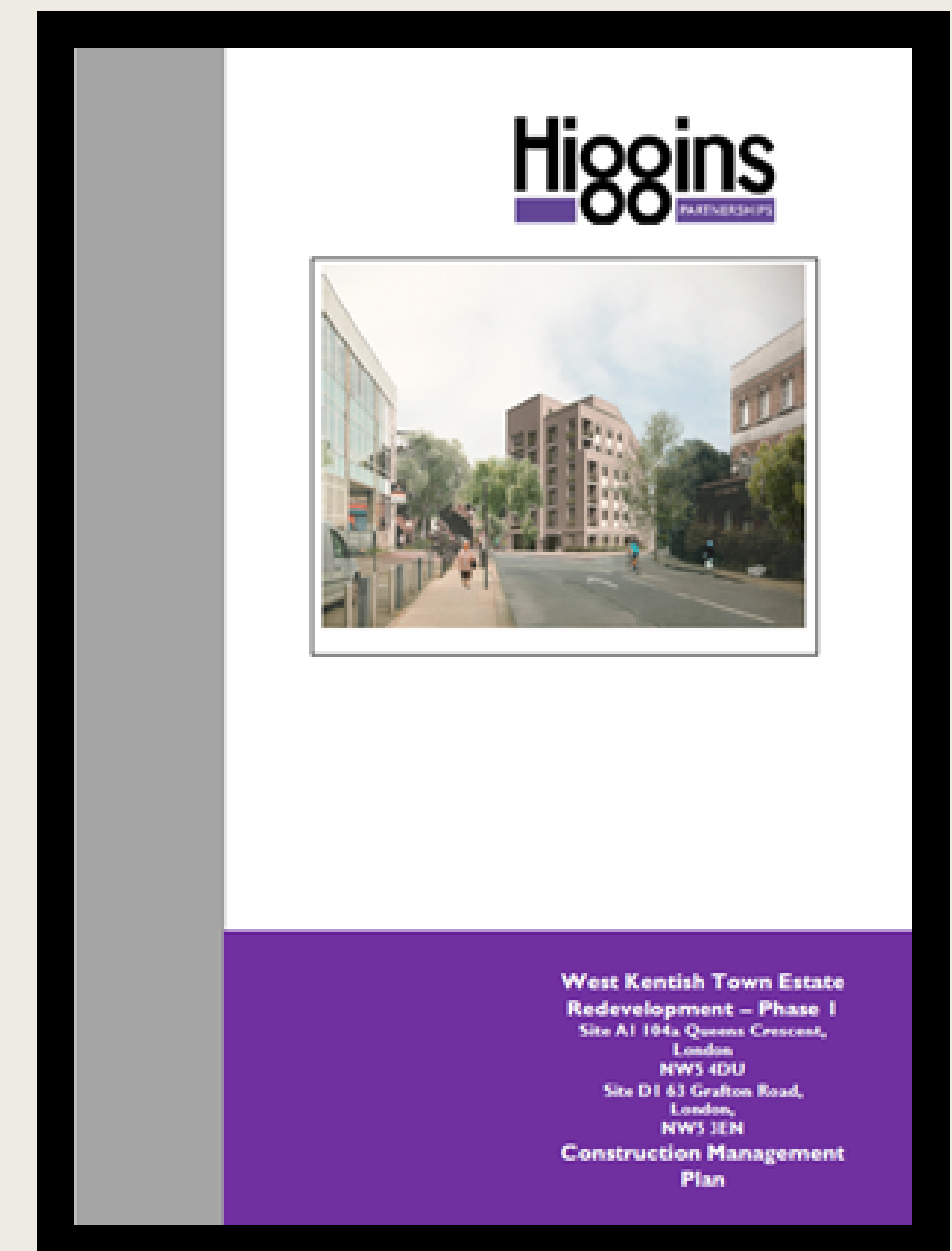


KEEPS THE COMMUNITY INFORMED

Sets out how we will communicate with neighbours and respond to any concerns.

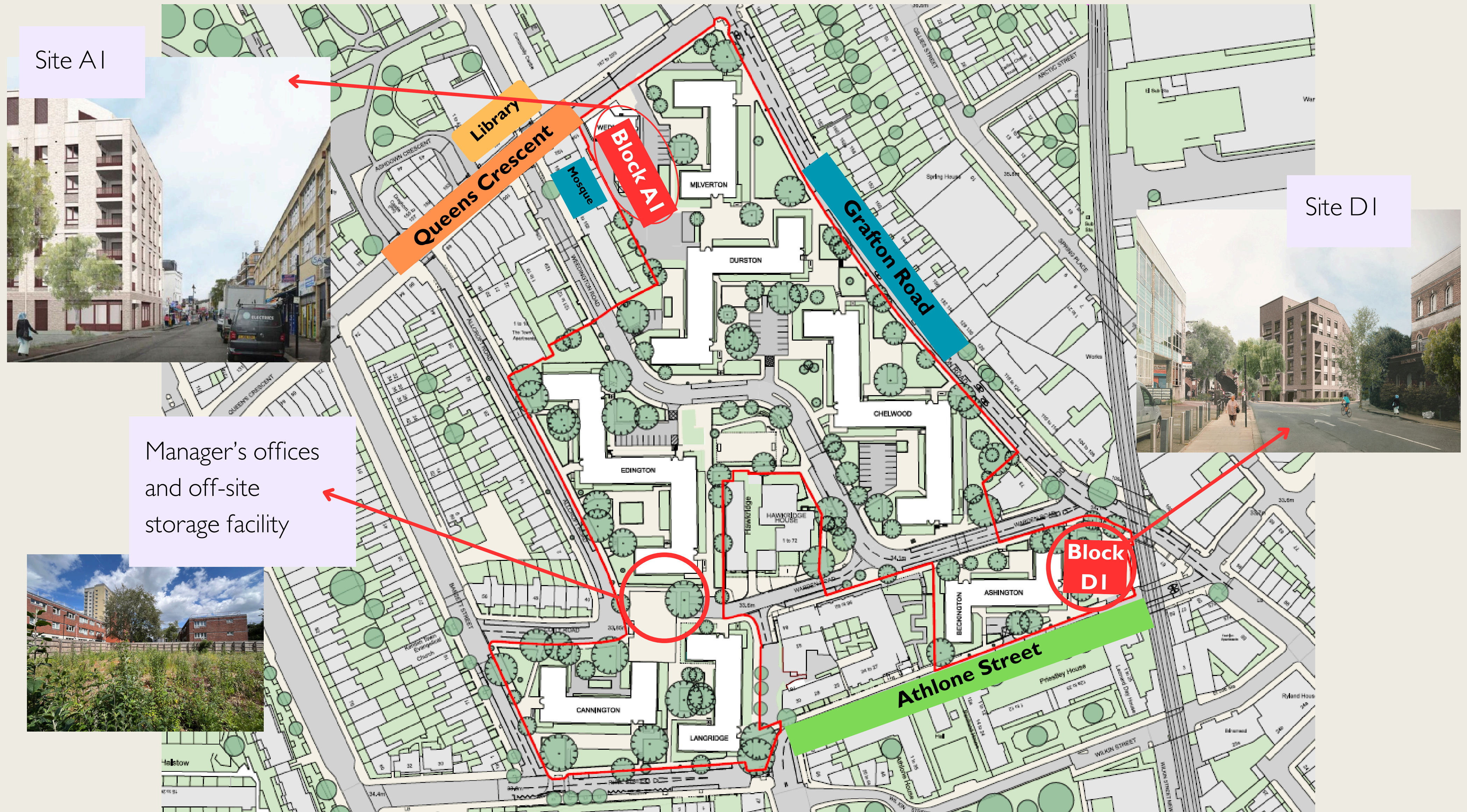


In short, a Construction Management Plan helps everything run smoothly, safely and with respect for the local community and environment.



Project overview

Higgins Partnerships are working with Camden Council to deliver Phase I of the West Kentish Town Estate redevelopment. Upon completion, Phase I will deliver 52 new homes, including 48 much-needed council homes.



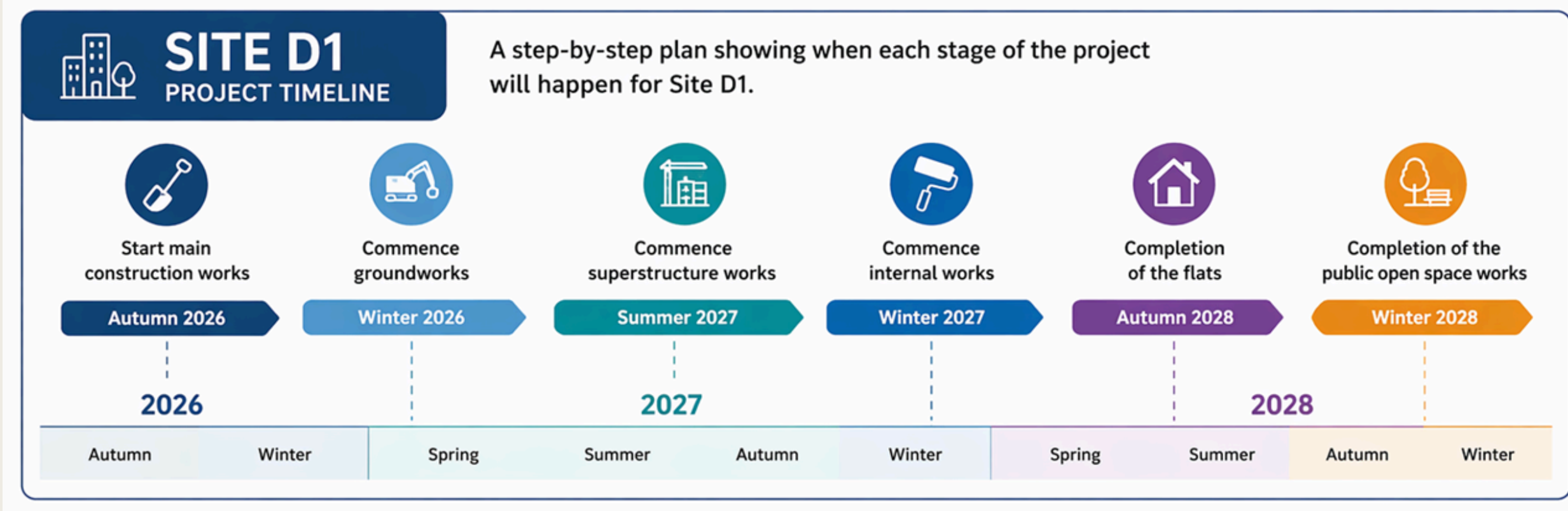
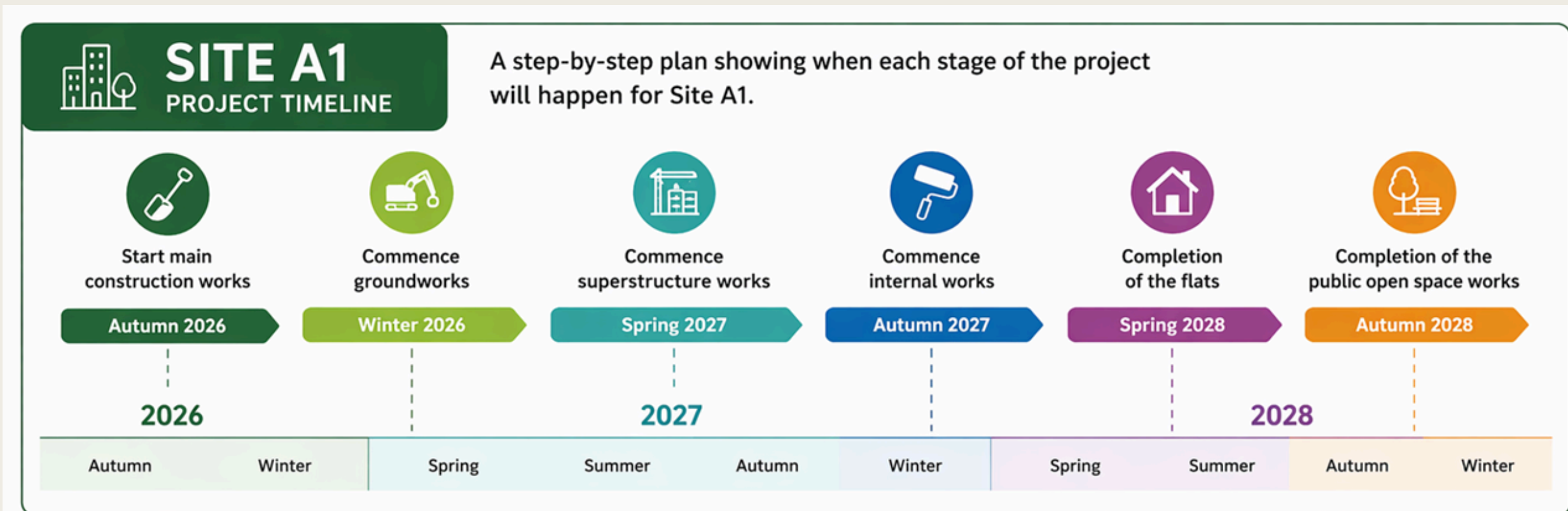
Anticipated programme of phase 1 works

Ongoing preparation works taking place before construction starts.



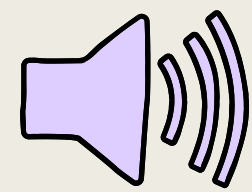
Timeline:

This indicative timeline shows when we aim to start each key phase of works across Sites A1 and D1.



Looking after our community

Some of the main considerations from the Construction Management Plan are highlighted here:



Noise, vibration and dust

- We use modern machinery and plant with in-built noise, dust and vibration suppression devices
- We use dust suppression measures such as dampening down with water
- Use of off-site manufacturing to reduce noise, dust and vibration on site



Site traffic

- We use a Traffic & Pedestrian Management Plan, this ensures deliveries avoid peak travel times, busy routes, and school pick-up and drop-off times
- Employ traffic marshalls to manage traffic in and out of site entrances and exits to ensure safety of pedestrians



Restricted parking and pedestrian routes

- We inform residents early in the construction of closed footpaths and possible suspension of parking bays to allow the arrangement of steady alternatives.
- We provide road safety workshops and Health & Safety presentations in local schools

Looking after our community



Changes to road entry routes

- We use clear signage and advance notification for any pedestrian diversions and provide well-lit routes
- We liaise with third parties such as emergency services and estate services
- We will tell residents in advance if there are any changes to roads or footpaths
- We will ensure walking routes are well-lit
- We will make sure emergency services and estate maintenance vehicles can continue to access the estate



Security

- 24/7 CCTV cameras and site security in along the inside perimeter of the hoarding to avoid overlooking the public.
- Site Secured with hoarding to prevent unauthorised access

In addition, we will:

- Be part of a [Construction Working Group](#) to provide project updates and discuss and matters that arise
- Provide clear points of contact for residents to raise concerns along with regular newsletter updates
- Arrange site tours with residents on request, to identify and resolve any issues

Vehicle and pedestrian management

We expect our workforce and supply chain to adhere to the below rules:

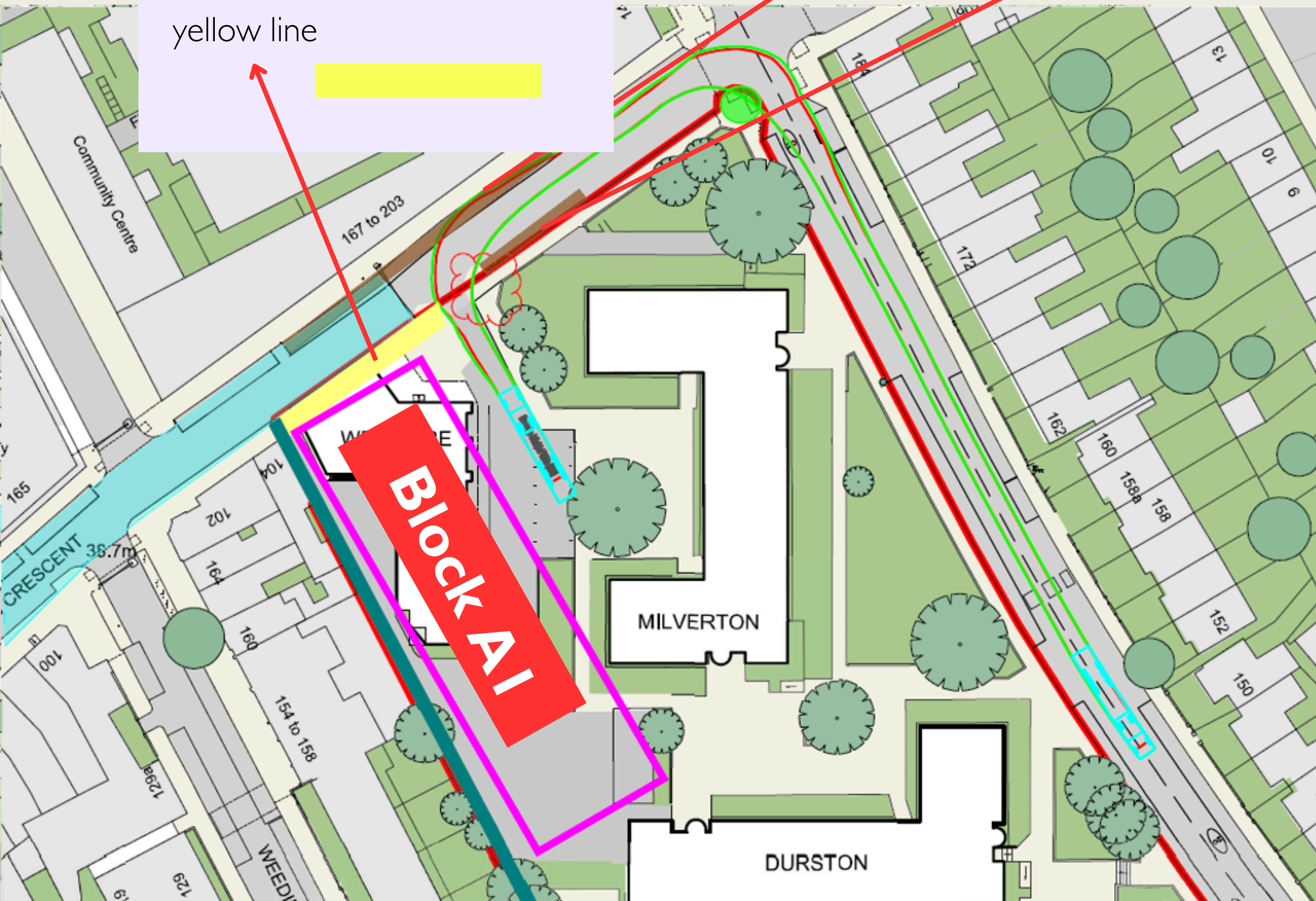
- The site can only be accessed and exited via the pedestrian walkways and gates
- All vehicles must meet recognised safety standards, Fleet Operator Recognition Scheme (FORS) and drivers must switch their engines off when not in use to reduce pollution
- Vehicles will be met by the site gatemen and will have to read and sign up to the sites driver's rules before entering the site
- All commercial vehicles will have mud/debris removed before leaving the site
- Drivers must always follow the site speed limit and vehicle banksman's directions
- Drivers who do not adhere to the site rules will not be unloaded or allowed to return to site
- Site traffic management plans must be always followed both on and off site
- Deliveries of materials will be arranged in advance for set times to avoid vehicles causing congestion



Parking and footpath - A1

Temporary suspension of footpath shown here on the yellow line

Parking bays outside the site entrance for the A1 area will require suspensions



Parking

Approximately 10 parking bays would be temporarily suspended on Queen's Crescent to allow vehicles to come in and out of the site safely.

Parking surveys have been done and the area has space to accommodate displacement from the temporary suspensions.

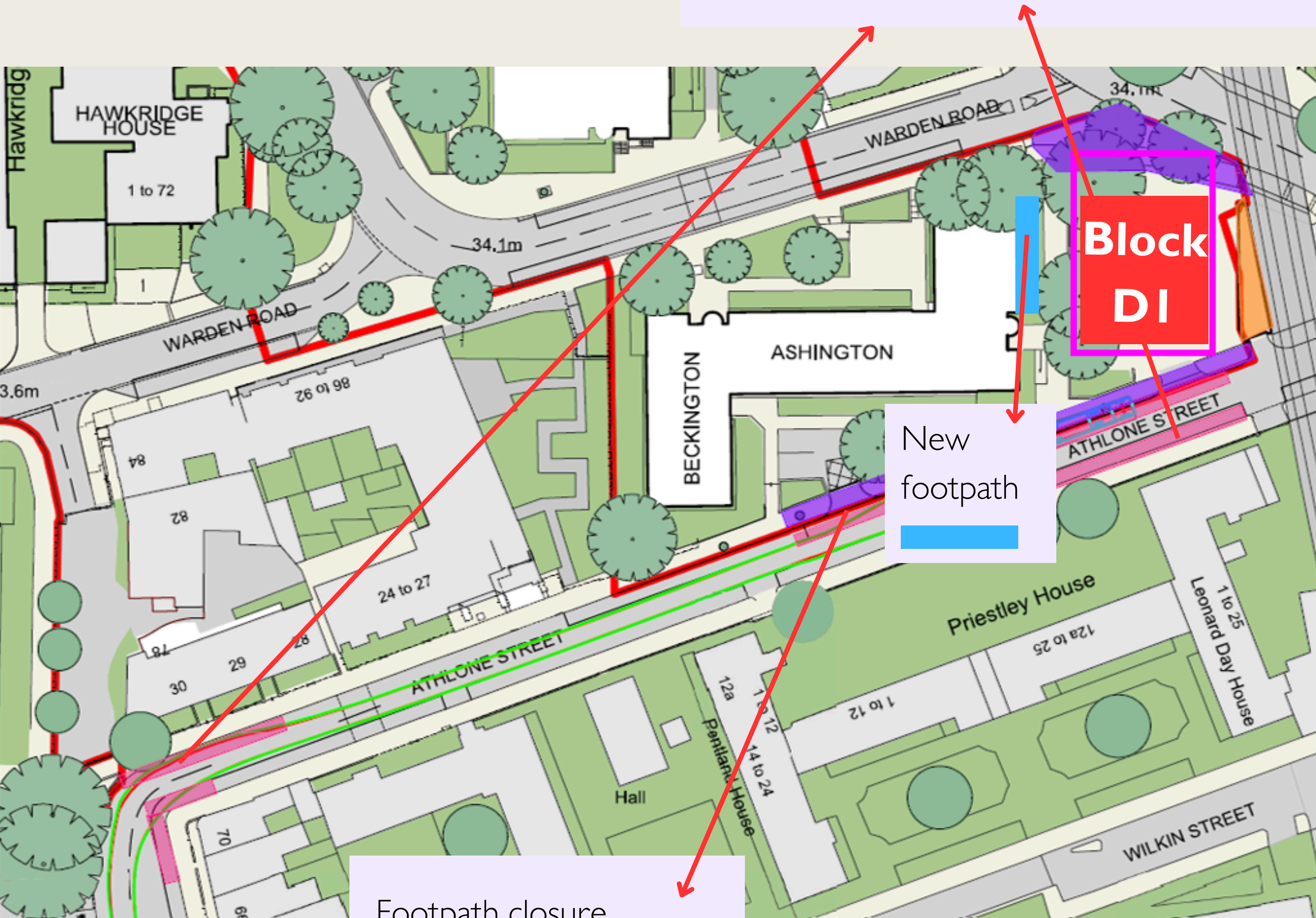
Traffic marshals will be present to ensure the safety of pedestrians and other road users.

Footpaths

We are also proposing to temporarily close the footpath in front of Wedmore for safe site access. Pedestrians will be able to continue using the other side of the road for access along Queen's Crescent.

Parking and footpath - D1

Some on-street parking on Athlone Road outside and opposite the vehicle entrance, and at the corner of Talacre Road, will be suspended to allow lorries through. Some bollards may also be removed here, and would be replaced after the works.



Footpath closure outside of Block D1

Parking

Approximately 20 parking bays would be temporarily suspended around Site D1 on Talacre Road and Athlone Street. This is to allow the safe movement of vehicles around the site.

We understand that some of these spaces are reserved for blue badge parking users. If you are a blue badge holder who uses these spaces, please speak to a member of the Camden team to talk through alternative options for parking throughout the works.

We will also be contacting blue badge users to discuss the temporary suspension separately.

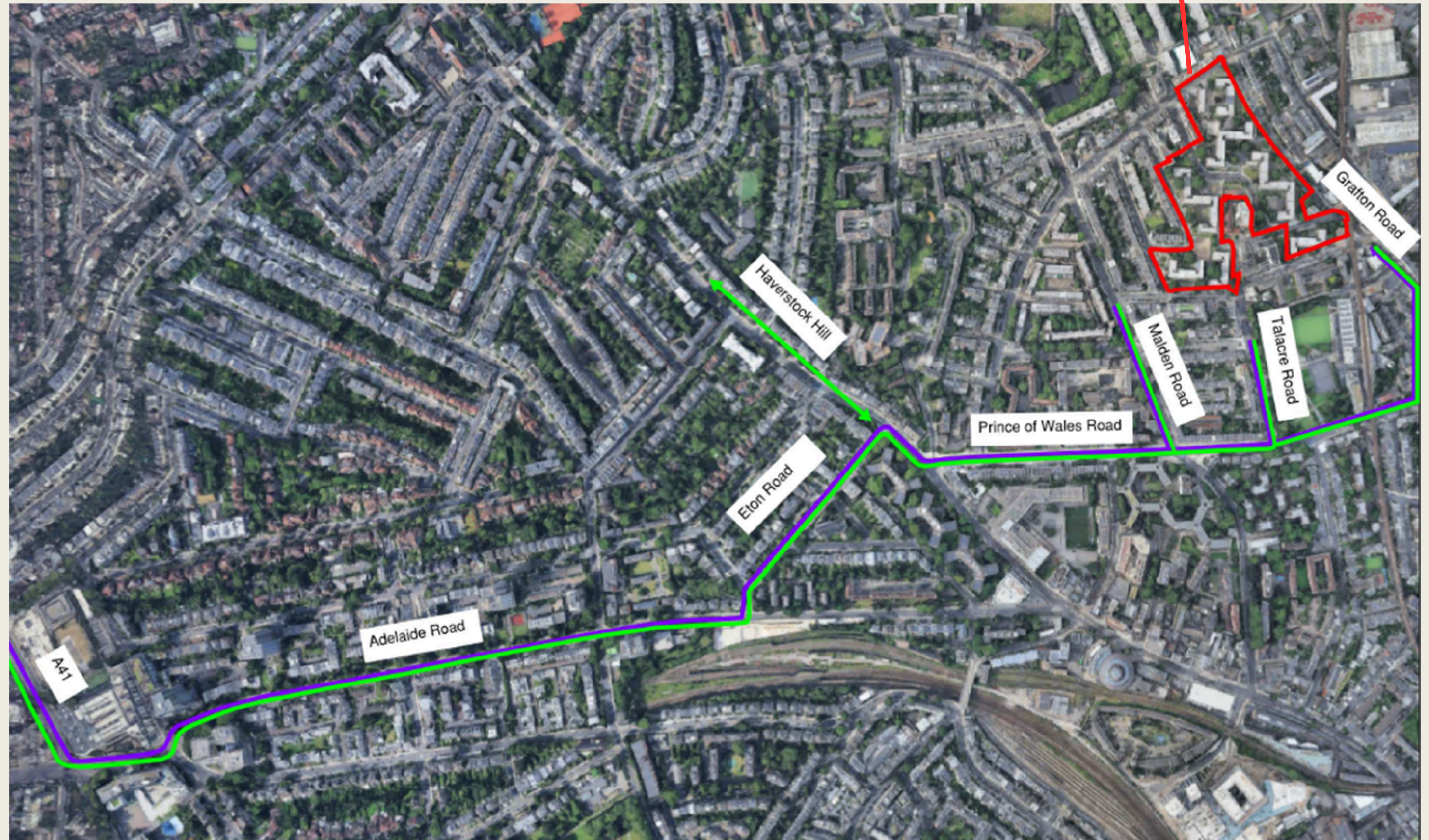
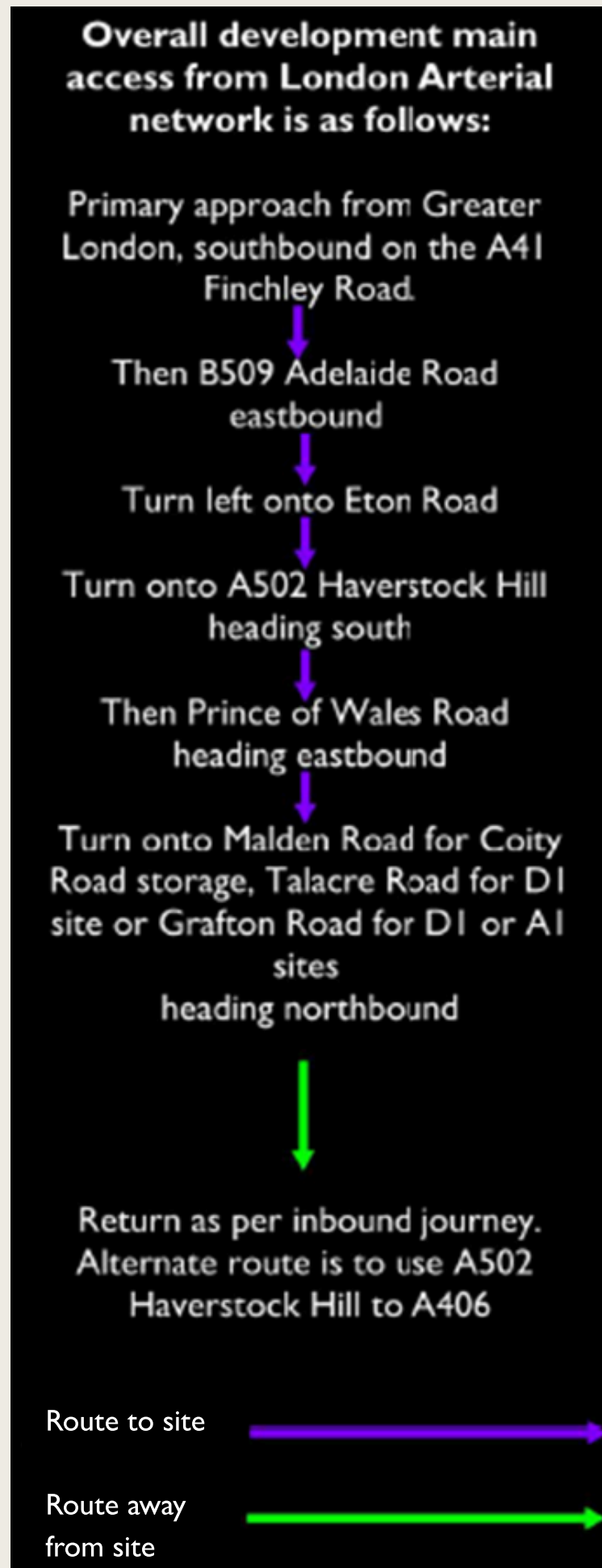
Traffic marshals will be present to ensure the safety of pedestrians and other road users.

Footpath

Site D1 includes the current footpath next to Ashington, between Warden Road and Athlone Street. This footpath will be enclosed in the site boundary, and replaced immediately next to the hoardings.

Delivery site access routes

West Kentish
Town Estate



Trees

We understand trees and green spaces are important to the community. We will protect trees during Phase I where possible, and where trees need to be removed, they will be replaced. Please see below for more information:

Coity Road Site:

- No changes to any trees

AI Site:

- One tree will be removed to enable construction and replaced during landscaping work
- All other trees will be protected during works

DI Site:

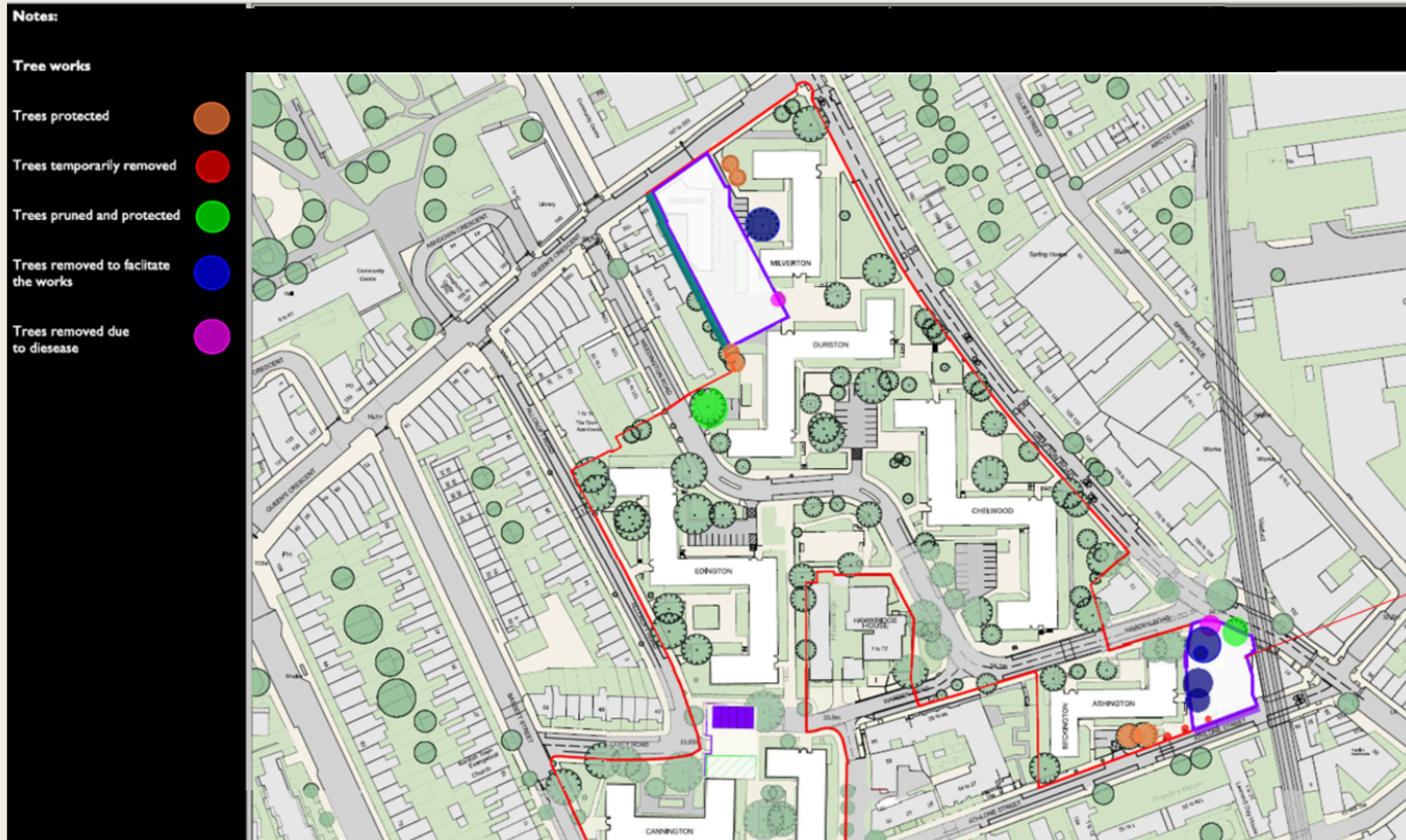
- Three trees will be temporarily removed on Athlone Road during the works, and replanted
- Three trees on the site will be removed to enable construction and replaced with landscaping works after construction
- Two trees in the Ashington/Beckington courtyard will have tree protection installed
- One tree on Grafton Road will be pruned and protected



Outside of this project, two trees on the estate have been identified for removal by Camden Council's Tree Section. These are being removed for health and safety reasons, separately to the project.

Trees

Location of trees identified for protection and removal.



Environment and sustainability

The following environmental issues are included in the design and construction works:

- Vibration, noise and dust monitoring, throughout the project, with live activation notifications to ensure compliance
- Construction vehicle arrivals and departures managed to reduce idling
- Water, electrical and telecom infrastructure
- We ensure sustainable materials used on our projects are replenished by using a certified 'chain of custody' supplier
- Waste management – reuse crush from the demolition to form the piling mat & segregating waste where possible
- Registered ISO 9001 & 14001 Environmental Management System (EMS). ISO 14001 is the principle management system standard, which specifies the requirements for the formulation and maintenance on an EMS

BREEAM®



eden project



Neighbourhood charter

The following points will form part of our neighbourhood charter and may be updated as the project progresses:

- Regular updates to residents including newsletters, bulletins and noticeboard and Construction Working Group (CWG)
- There will always be a point of contact
- We will be respectful to our neighbouring residents and pedestrians
- We will respect and work within the planning conditions for hours of work:
 - 8:00am – 6:00pm Monday to Friday
 - 8:00am – 1:00pm on Saturdays – as required
- Every delivery to site will be coordinated to minimize disruption
- All machinery will be immobilised at the end of each working day
- No contractors will obstruct resident parking
- Workforce encouraged to use public transport where possible
- All operatives will wear Personal Protective Equipment (PPE)



Considerate Constructors Scheme

This site will be registered with the Considerate Constructors Scheme (CCS). As a partner of CCS, we agree to the scheme's Code of Practice, and are assessed on the following categories for each project:

- Respecting the community
- Caring for the environment
- Valuing the workforce

For more information about the CCS please visit:

www.ccscheme.org.uk

Job and training opportunities



Through the project Higgins Partnerships will have the following opportunities available for local residents to open the doors for future employment:

8 Apprenticeship opportunities **15 Work experience placements**

Office based and Site based opportunities available:

- | | |
|-----------------------|-------------------------|
| • Document Controller | • Painters & Decorators |
| • Bricklayers | • Labourers |
| • Carpenters | • Gatemen |
| • Plumbers | • Welfare Cleaners |
| • Electricians | • Traffic Marshall |



If you are interested in these opportunities, please email us at:

CSR@higginspartnerships.co.uk

Candidates should have:

- Commitment to the construction industry
- Commitment to work towards the NVQ
- Safety awareness
- CSCS Card
- We pay the London Living Wage
- Guaranteed interviews for estate-based residents

Supporting the community

We are committed to giving back to the local community.



The initiatives below are proposed for the project:

- Financial or in-kind donations to community projects
- Volunteering and focussed events to support homeless charities, targeting reducing homelessness in the borough
- Careers advice, employability support and pathways into construction
- School sponsorships and curriculum enhancement events
- Site visits
- Supply chain opportunities for Camden businesses



Resident communication

We will conduct a resident communication preferences survey, throughout the first few months of the project where residents can choose to opt in for email or text updates in addition to our standard communication channels for the project which include:



Written Communications, delivered by post

- Bi-monthly newsletters
- Bulletins to share immediate updates

In person

- Weekly Resident Liaison Officer surgeries - drop in sessions for residents which will be held on the estate or onsite
- Construction Working Group

Our site office will be located in: Coity Road (Former Garage Site) NW5 4RY.

If you have any questions or concerns about the works, please contact our Managing Resident Liaison Officer, Joan Borzak, using the details provided.

You can also call Joan to arrange an appointment to visit her on site.

Project contacts



Joan Borzak

Managing Resident Liaison Officer

07793 902544 

wkte@higginspartnerships.co.uk 



Chris Homewood

Project Director

wkte@higginspartnerships.co.uk 



Devia Barker

Senior Social Value Coordinator

wkte@higginspartnerships.co.uk 