








June 2023

Belgrove House Community newsletter

In November 2021 Camden Council approved plans for a new UK headquarters and Discovery Centre for global healthcare company MSD at Belgrove House on Euston Road, directly opposite King's Cross Station, with high quality affordable housing delivered at the nearby Acorn House on Gray's Inn Road.

Following this, the demolition of the existing building was completed in early 2023, with Mace taking over the site in February 2023. The team are now ready to consult on the draft Construction Management Plan (CMP).

In this newsletter, you will find:

-  A reminder of **our plans for Belgrove House**.
-  Information on the **contents of the draft CMP**.
-  Details on how you can **comment on our draft CMP** during the consultation period.
-  Our **outline construction programme**.
-  Information on **how we will keep you informed** and ways of getting in touch with us.

You can also find further information on our website: belgroveacorn.co.uk



Illustrative view looking from Argyle Square



Illustrative view of the entrance on Euston Road

These plans will see the delivery of a commercial use building enabled for specialised life-sciences and laboratories in the heart of the Knowledge Quarter at Belgrove House. The building will become the new UK Headquarters and Discovery Centre for MSD and home to a new community classroom aimed at making research and science knowledge accessible to the community. At lower ground level, an auditorium will be able to accommodate approx. 200 people and will be available for local groups to hire, below a ground floor café facing onto Argyle Square.

Outline construction programme

August 2023

Main site offices installation on Argyle Square (West) commences, pending approval of the Construction Management Plan and further engagement with neighbours

Q1 2026

Shell and core works complete, with public realm and new step-free entrance to Kings Cross Underground Station opening to follow

Q4 2023

Groundworks and substructure works commence

Being a considerate neighbour

We are currently consulting with the local community on our draft Construction Management Plan (CMP).

The CMP outlines how we will ensure that the construction works will be managed safely and to the highest standards, minimising noise and disruption to neighbours.

You can download a full copy of our draft CMP by visiting our website: belgroveacorn.co.uk, but the key points can be summarised as below:

Construction traffic

- On arrival the vehicles will arrive on Belgrove Street, turn left onto Argyle Square before turning right to head southwards towards Argyle St before finally back onto the A501.
- During the enabling works and the early basement works, there will be some flexibility between using both Belgrove and Crestfield Streets for deliveries.
- Concrete will generally be delivered on via Crestfield Street, with the vehicles leaving the site along Argyle Square, onto Argyle Street and finally out onto Gray's Inn Road before heading back to the Kings Cross concrete batching plant.

Noise and dust

- Like the measures used during the demolition phase, noise, dust and vibration monitors have been installed, providing real time monitoring with alerts sent to the project team if agreed levels have been breached. When an alert is received the works will cease and the situation/methods reviewed and adapted before continuing.
- Modern well-maintained machinery and tools will be used for all demolition works to minimise noise and vibration.
- Air Quality Monitors have been installed and will be maintained throughout the construction phase.

Welfare cabin location

- Mace are proposing to locate their welfare cabins on the west side of Argyle Square pending Camden approval of the Construction Management Plan, which will mitigate the impact on residents and businesses as much as possible.

Parking bay relocation

- Parking Bay suspensions will be required to install the pit lanes needed to facilitate construction vehicles, between late June 2023 and the end of October 2025.

- As this is over 6 months, a Temporary Traffic Order will be issued for Crestfield Street and Belgrove Street to suspend the parking bays.
- This is to allow for HGV vehicular movements and to make space for the pit lanes.
- Argyle Square (North) parking bays will need to be suspended to allow vehicles to make the turns to exit through to Gray's Inn Road.

Santander Cycle location

- LB Camden have approved the relocation of both Santander cycle hire stations from Belgrove Street to Argyle Street and TfL are mobilising these works.
- This will enable safe vehicle access around the site during the construction activities taking place at the site perimeter.

Working hours

- We are proposing that construction works will only take place during the following days and times, that are unchanged from the demolition phase of the project. These will need to be agreed by Camden Council following this consultation of the CMP but reflect the Council's guidelines for construction working hours:
 - Monday to Friday: 8am – 6pm
 - Saturday: 8am – 1pm
 - There will be no works taking place on Sundays or public holidays
- There may be a requirement for work outside these hours for activities such as:
 - Tower crane erection/dismantling works,
 - Mechanical Plant delivery,
 - Utilities / Statutory Connections,
 - Services shut down and emergency repairs.
- Should the need for these works arise, we will ensure that we get in touch to let you know in advance.



How to comment

If you would like to share your views on our draft CMP, you can get in touch with us via:

✉ belgrovehouse@londoncommunications.co.uk

☎ 0800 307 7614

🌐 belgroveacorn.co.uk

Please send your comments by **30 June 2023**. We will then consider any feedback before sharing the draft CMP and your comments (which will remain anonymous) with Camden Council for their approval before demolition and the main construction works begin.

During the construction programme, we will provide regular updates through newsletters and our dedicated website belgroveacorn.co.uk

Contacts on site

As the main construction contractor, you can contact Mace at any time using:

✉ Mace's Community Liaison officer – Sue Hardy, suzanne.hardy@macegroup.com

✉ Mace's Project Director – Andy Griffiths, andy.griffiths@macegroup.com

☎ Mace on **0845 602 5761** QUOTING **39641**