

# MURPHY

WORLD-CLASS INFRASTRUCTURE



March  
2026

## MURPHY CMP PRESENTATION

369 KTR Construction Working Group

# WELCOME

## Housekeeping

- Murphy Group is preparing a draft Construction Management Plan (CMP) for 369 – 377 Kentish Town Road. This document will be submitted to Camden Council, who must approve it before works on the site commence.
- This is our first dedicated meeting on construction, and we're aware that it is a key issue for people locally. This Construction Working Group (CWG) will aim to meet regularly, particularly during periods when work is underway on site.
- The purpose of this meeting is to act as a forum for residents and stakeholders to discuss matters related to construction management and associated mitigation measures, and for the team to flag any upcoming works – as opposed to the design proposals and associated planning process.

## **PROJECT TEAM**

### Key Appointments

- **Client:** Folgate Estates
  - Jonathan Hollingshead (Development Manager)
- **Project Manager:** Potter Raper
- **Main Contractor:** J Murphy and Sons Ltd
  - Paul Hart (Project Director)
  - Michael Monaghan (Senior Project Manager)
  - Martin Brazil (Site Manager)
  - Roberto Theran (Site Engineer)
  - Ellen Barrett (Environmental Manager)
  - Sinead Brosnahan (Design Manager)
- **Project Communications:**
  - Isaac Poyser (Senior Account Executive)
  - Jon Forss (Senior Account Manager)

# CONSTRUCTION MANAGEMENT PLAN (CMP)

## Our Experience



### **Paul Hart – Project Director**

- Over 25 years in the Murphy business, with extensive industry knowledge.
- Strong understanding of project requirements, standards and best practices.
- Well-versed in key project drivers and objectives, ensuring alignment with client expectations.
- Proven track record in managing the successful delivery of building projects at both site and business levels.
- Experienced Project Director with a history of delivering high-quality projects on time and within budget.



### **Michael Monaghan – Senior Project Manager**

- Over 30 years in the Murphy business, with extensive industry knowledge.
- Excellent track record for delivering complex projects on confined sites.
- Experienced in delivering heavy civils works around Network Rail and TFL assets in the Borough of Camden.
- Excellent health and safety record and a champion of the Murphy values.
- Experienced Senior Project Manager with a history of delivering high-quality projects on time and within budget.



### **Sinead Brosnahan – Design Manager**

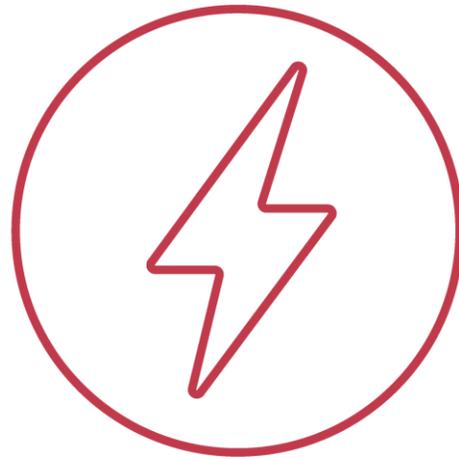
- Sinead is an experienced Design Manager with over 15 years of expertise, specialising in residential projects.
- With a strong architectural background, she delivers innovative, risk-managed design solutions.
- She adopts a collaborative approach, working closely with architects, engineers, contractors and site teams to develop efficient and high-quality designs.
- Sinead has a proven ability to deliver complex projects within budget and programme while overcoming technical challenges through strategic problem-solving.

# OUR SECTORS

DELIVERING PEOPLE, PLANT AND EXPERTISE.



TRANSPORTATION



ENERGY



WATER



NATURAL RESOURCES

# OUR VALUES

## BUILDING OUR VALUES INTO EVERYTHING WE DO



### ALWAYS DELIVER

Our 'can-do' attitude delivers high quality projects on time and on budget.



### CONTINUALLY IMPROVE

Innovation is integral to our success and we strive to make improvements in all aspects of our work.



### ONE FAMILY, ONE TEAM, ONE MURPHY

We work collaboratively to provide a seamless, integrated service to our clients.



### RESPECT, INTEGRITY & ACCOUNTABILITY

We are transparent, honest and professional – we act with integrity, embrace diversity and are trusted by our stakeholders.



### NEVER HARM

We protect people, the environment and communities – no matter where we are or what we are doing.

# CONSTRUCTION MANAGEMENT PLAN

## Summary of consented scheme

- Construction works involve redeveloping the former car wash into a part six, part seven-storey building with a basement.
- The project will deliver 14 new homes (9 two-bed and 5 one-bed) with terraces on the upper floors, plus new retail space and a widened pavement along Kentish Town Road.



# CONSTRUCTION MANAGEMENT PLAN

## Key Considerations

- Pedestrian/cyclist interface
- **TFL:** Removal/Relocation of existing bus stop for duration of construction works
- **Network Rail:** Works against the NR boundary with vertical access from their land
- **Camden Highways/Streetworks:** Closure of footpath outside of the development whilst scaffolding is erected and re-opened once a pedestrian tunnel is created
- **Camden Highways/Streetworks:** Development is in close proximity of a busy junction, Kentish Town underground/overground station
- **Neighbours:** Commercial and residential premises in proximity

# CONSTRUCTION MANAGEMENT PLAN

## Indicative Project Timeline

**May 2026:**  
Piling works

**September 2026:**  
Crane install

**November 2026:**  
Superstructure Commence

**August 2027:**  
Internal fitout

Anticipated start date of  
construction: **April/May 2026**

**September 2026:**  
Basement excavation

**June 2027:**  
Envelope

Anticipated competition date:  
**March 2028**

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# CONSTRUCTION MANAGEMENT PLAN

## CMP updates

### **CMP consultation:**

- Newsletter delivered to over 3,000 local addresses
- Emails sent to 25 known stakeholders & local groups (including local & neighbouring ward councillors)
- Newsletter and emails invited comment on the draft CMP, hosted on the dedicated project website (<https://369kentishtownroad.co.uk/>)

### **CMP updates:**

- FORS silver compliance added, as per CMP consultation feedback
- All consultation feedback added to latest CMP document

# CONSTRUCTION MANAGEMENT PLAN

## Working Hours

- Construction work will be carried out in line with Camden Council's standard working hours:
  - **Monday to Friday 8am – 6pm**
  - **Saturdays 8am – 1pm**
  - **No works on Sundays or Bank Holidays.**
- Construction deliveries and collections will be limited to 9am – 3pm on weekdays. If works are required outside of these hours, prior approval will be sought from Camden Council and you will be notified of this.

# CONSTRUCTION MANAGEMENT PLAN

## Site logistics

- Deliveries and collections will generally be restricted to between 9am and 3pm on weekdays.
- Strict delivery / collection scheduling and booking systems will be imposed on the project to ensure that congestion is avoided. Each delivery / collection will be allocated a time period with only one vehicle attending the site at any given time.
- Drivers will be required to give prewarning of their arrival to ensure banksmen are in place.
- Any other information on site restrictions will also be provided to the driver prior to them undertaking their journey.
- Delivery / collection drivers will be briefed, and should contractors not adhere to this rule warnings will be issued. If the problem continues suppliers will be removed from the project based on a 'three strikes' basis.
- Permission will be sought directly from Camden Council in the event that any vehicles need to service the site outside of the agreed hours.
- An off-site holding area will be available at J. Murphy & Sons, Highgate Rd, NW5 1TN, should any vehicles arrive early. Appropriate routing and scheduling of construction vehicles will ensure that time slots are accorded to.

# CONSTRUCTION MANAGEMENT PLAN

## Noise, dust, and vibration

- Air monitoring stations will be in place for the duration of the project, with real time reports available upon request
- Noise assessments undertaken prior to commencement to establish base readings and then undertaken during specific project operations
- Movement monitoring for Network Rail assets and neighbouring buildings
- Vibration monitoring during specific project operations, such as piling
- To contain dust, construction material will be “damped down” with water, lorries will be wrapped during windy conditions, and the site will also be fully scaffolded with protective screening

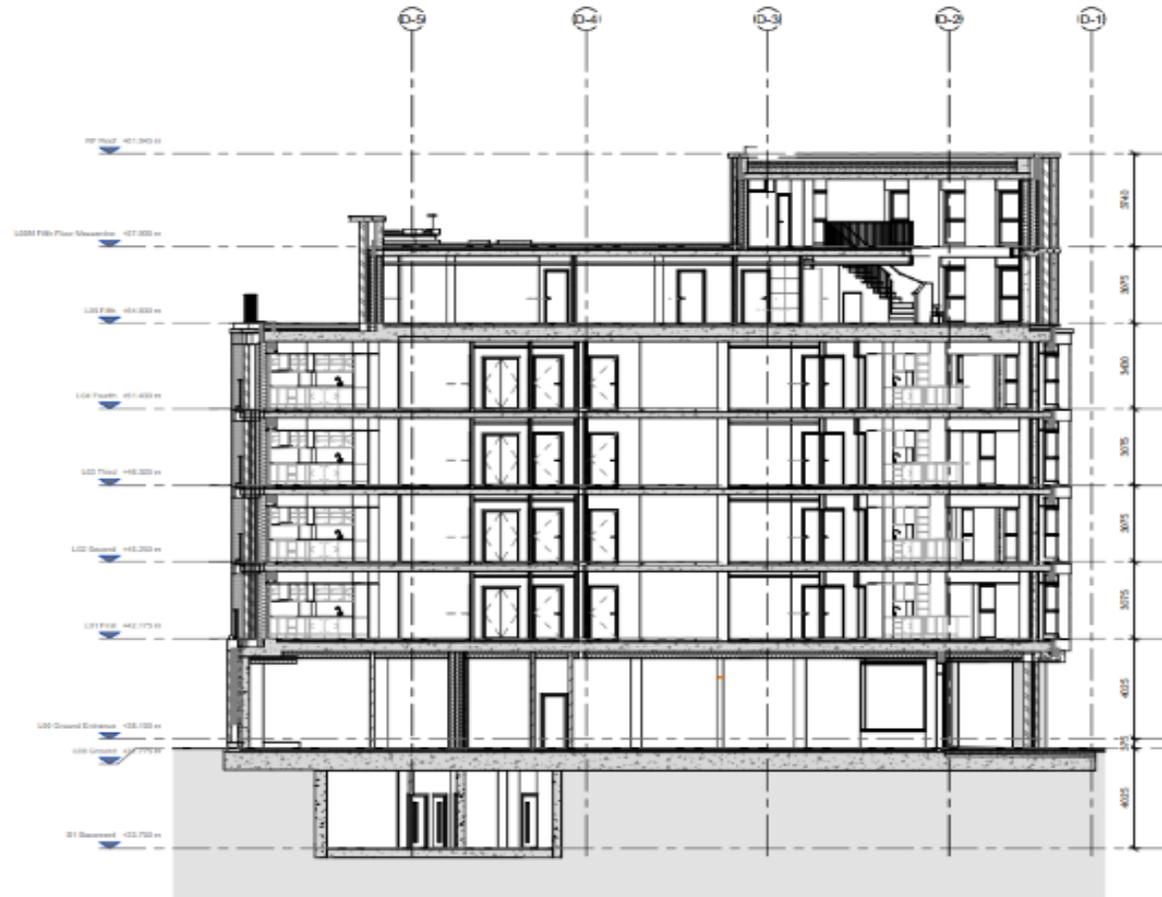
# CONSTRUCTION

## Elevations



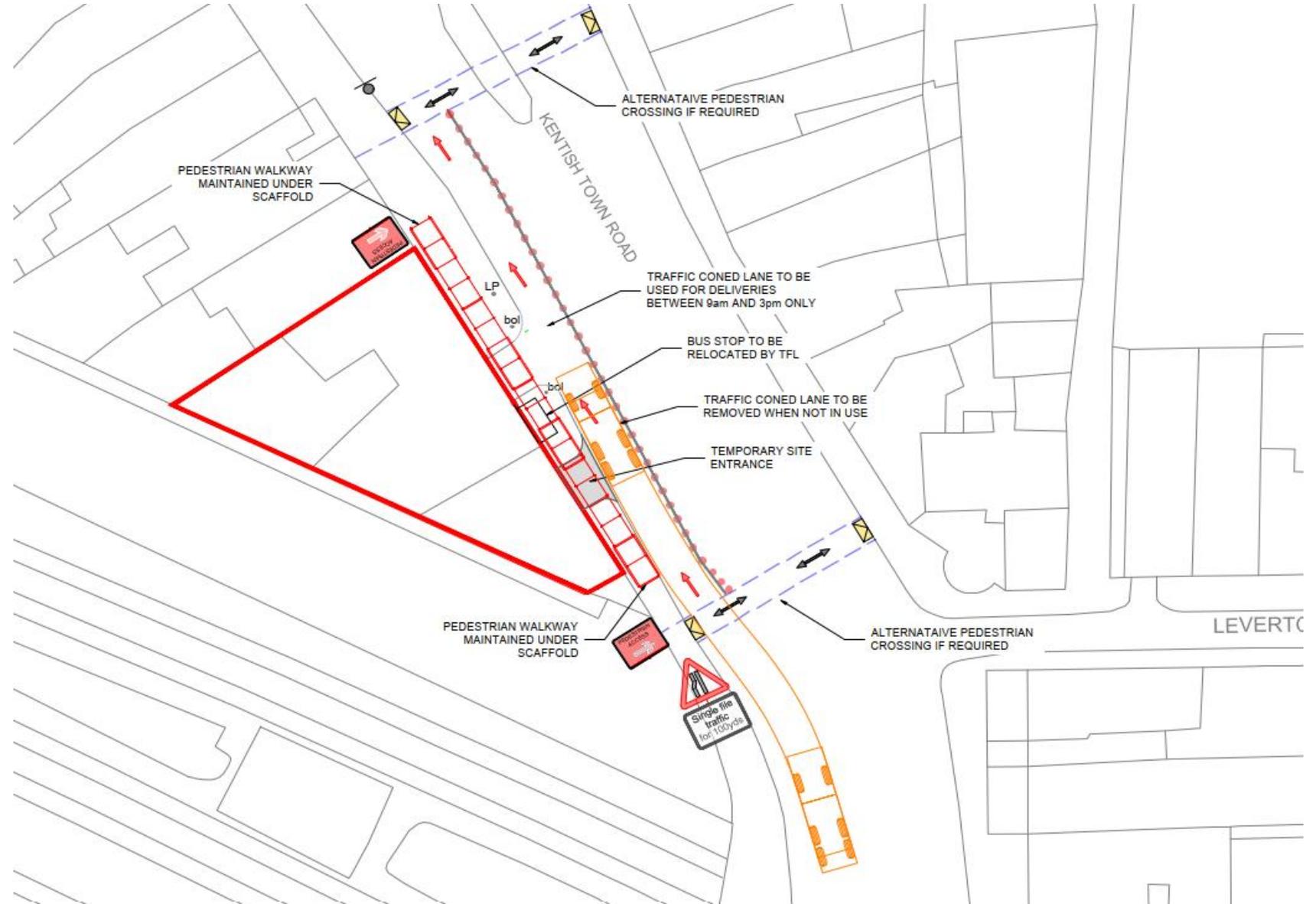
# CONSTRUCTION

## Elevations & Sections



# CONSTRUCTION MANAGEMENT PLAN

## Logistics:



# CONSTRUCTION MANAGEMENT PLAN

Logistics: Piling works

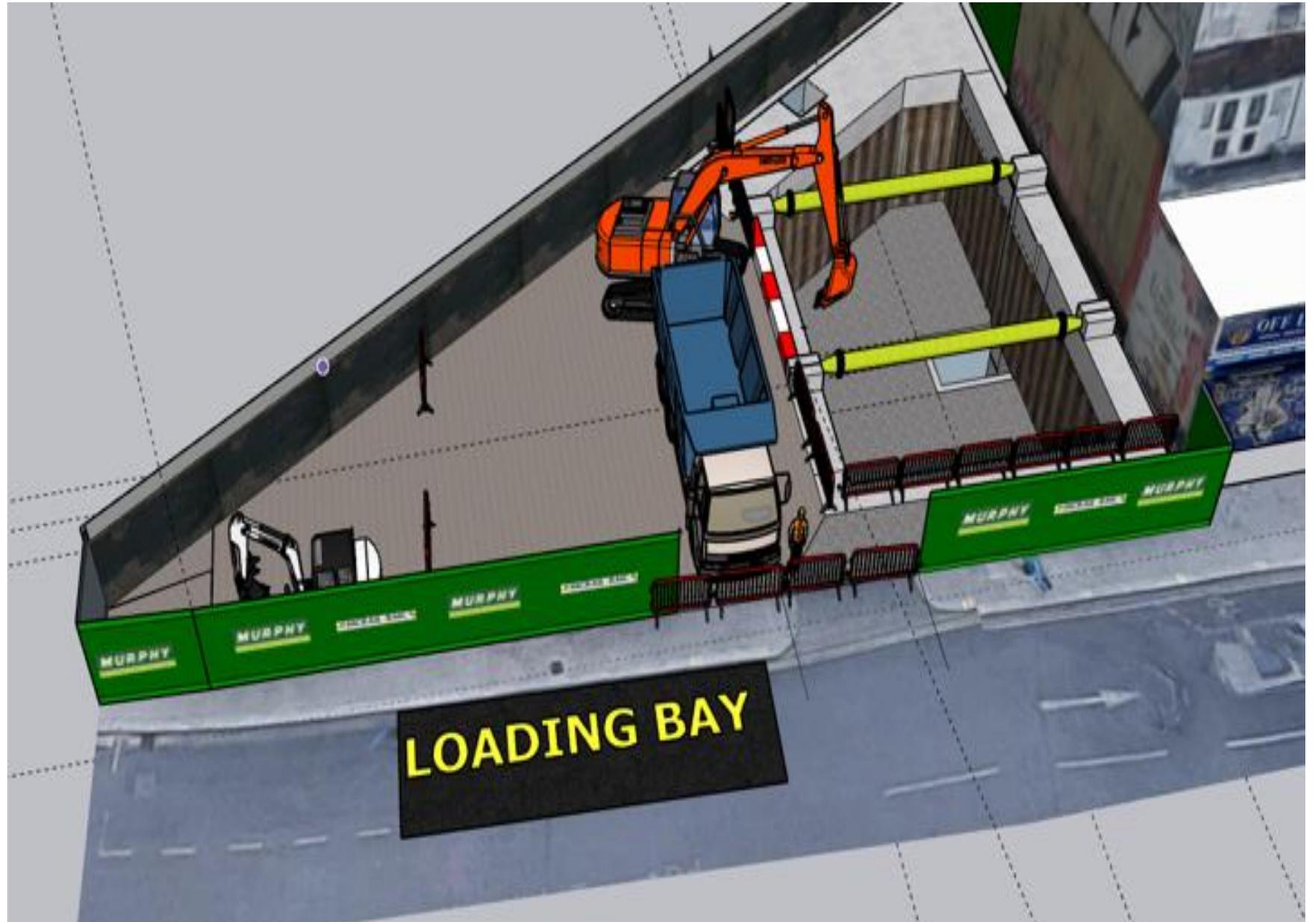


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# CONSTRUCTION MANAGEMENT PLAN

Logistics: Basement  
excavation works



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# CONSTRUCTION MANAGEMENT PLAN

## Contact Us

- If you have any questions, comments or concerns, please email us at [369kentishtownroad@thisislca.com](mailto:369kentishtownroad@thisislca.com)
- In case of an emergency, please contact us via 020 7267 4366

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**Q&A**

**#MORETOMURPHY**



[www.murphygroup.com](http://www.murphygroup.com)