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WORLD-CLASS INFRASTRUCTURE



Oct'

2026

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369 KENTISH TOWN ROAD CONSTRUCTION
WORKING GROUP #4

05 October 2026

WELCOME

Housekeeping

- 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.

- There will be time for a Q&A at the end of the meeting. In the meantime, feel free to type any questions into the chat box on the meeting.

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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)
    - TBC (Site Engineer)
    - Ellen Barrett (SHES Manager)
    - Sinead Brosnahan(Senior Design Manager)
- Project Communications:
    - Isaac Poyser (Senior Account Executive)
    - Jon Forss (Senior Account Manager)

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CONSTRUCTION MANAGEMENT

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

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

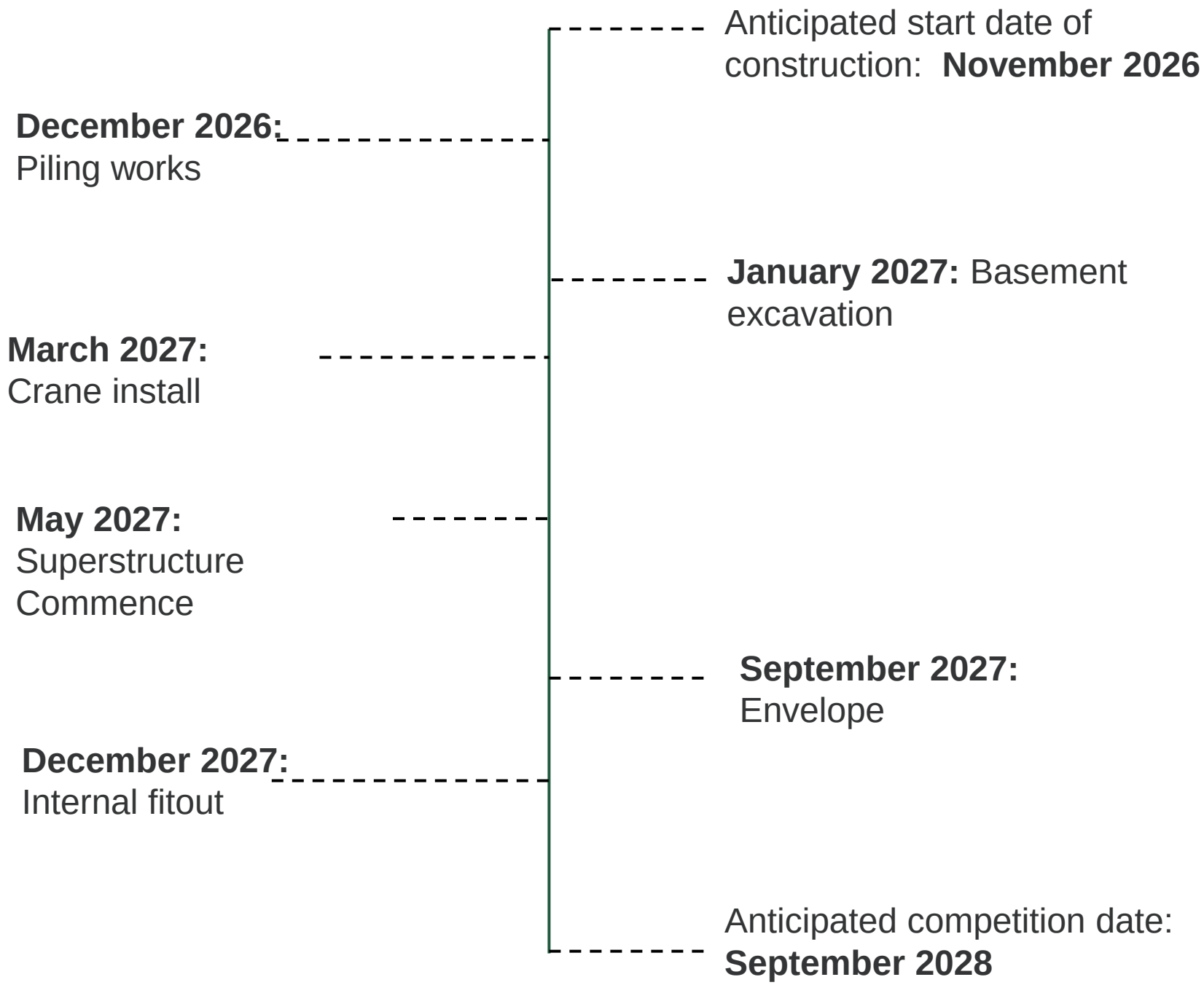
Key Considerations

- 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

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CONSTRUCTION MANAGEMENT

Indicative Project Timeline



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CONSTRUCTION MANAGEMENT

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.

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CONSTRUCTION MANAGEMENT

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.

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CONSTRUCTION MANAGEMENT

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

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CONSTRUCTION

Elevations

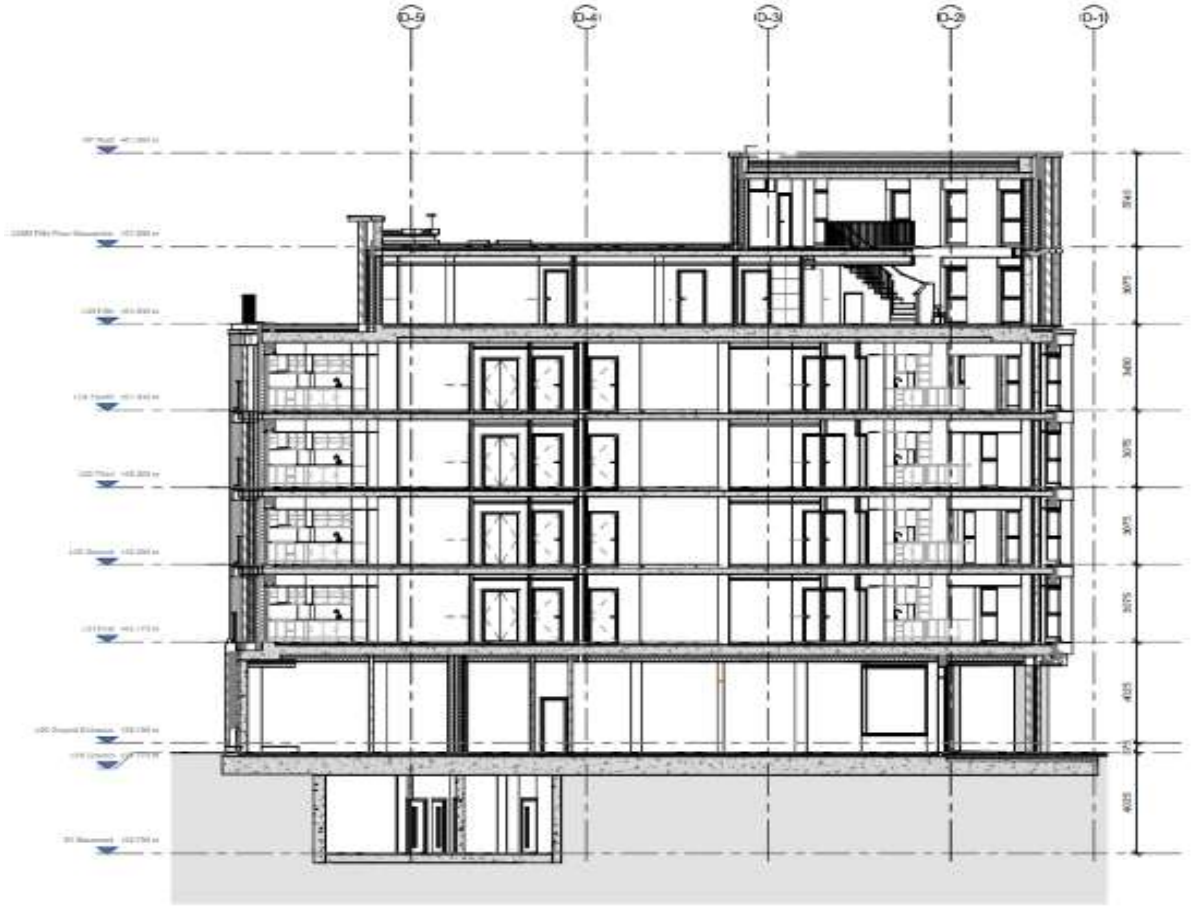


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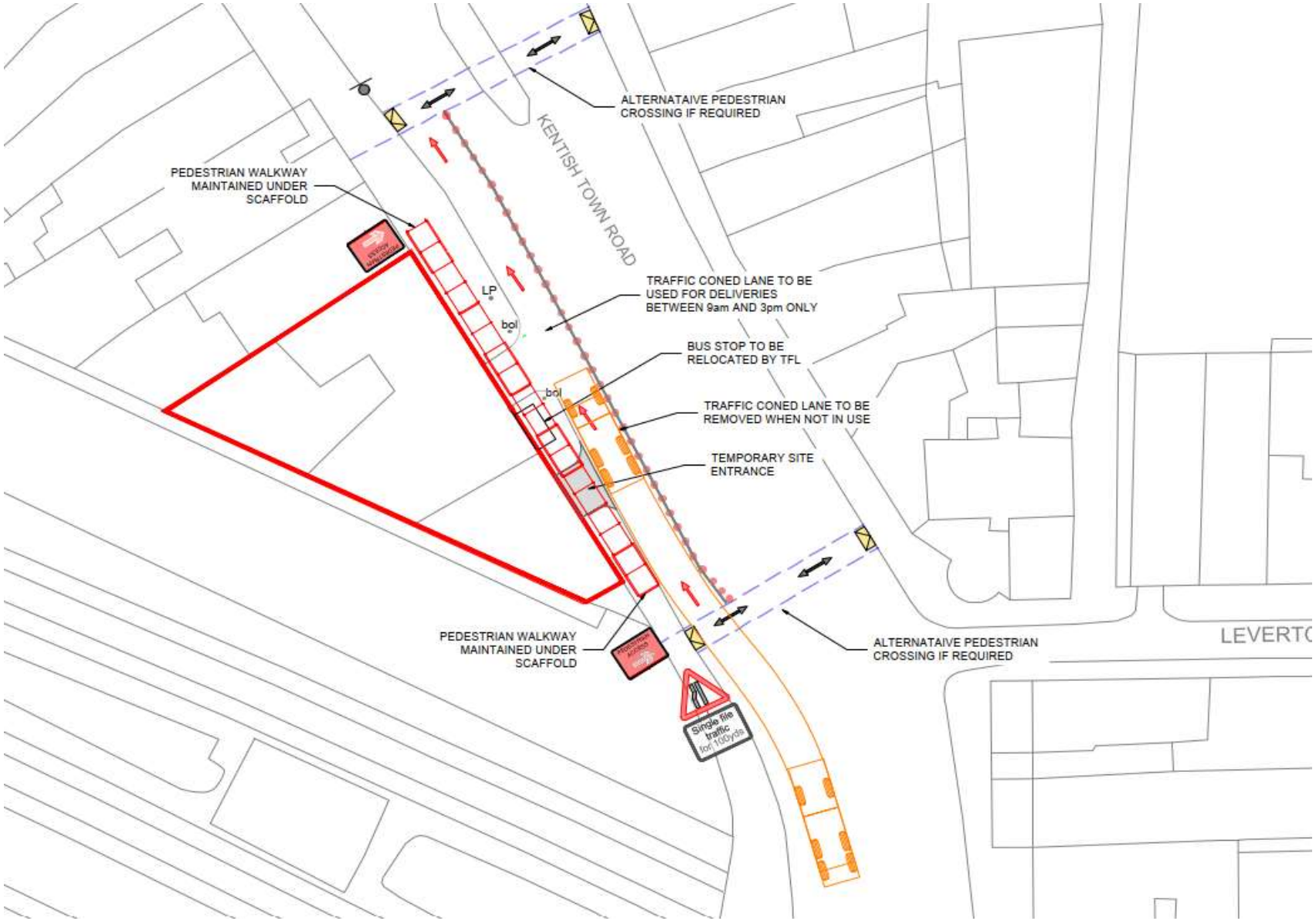
Elevations & Sections



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CONSTRUCTION MANAGEMENT

Logistics:



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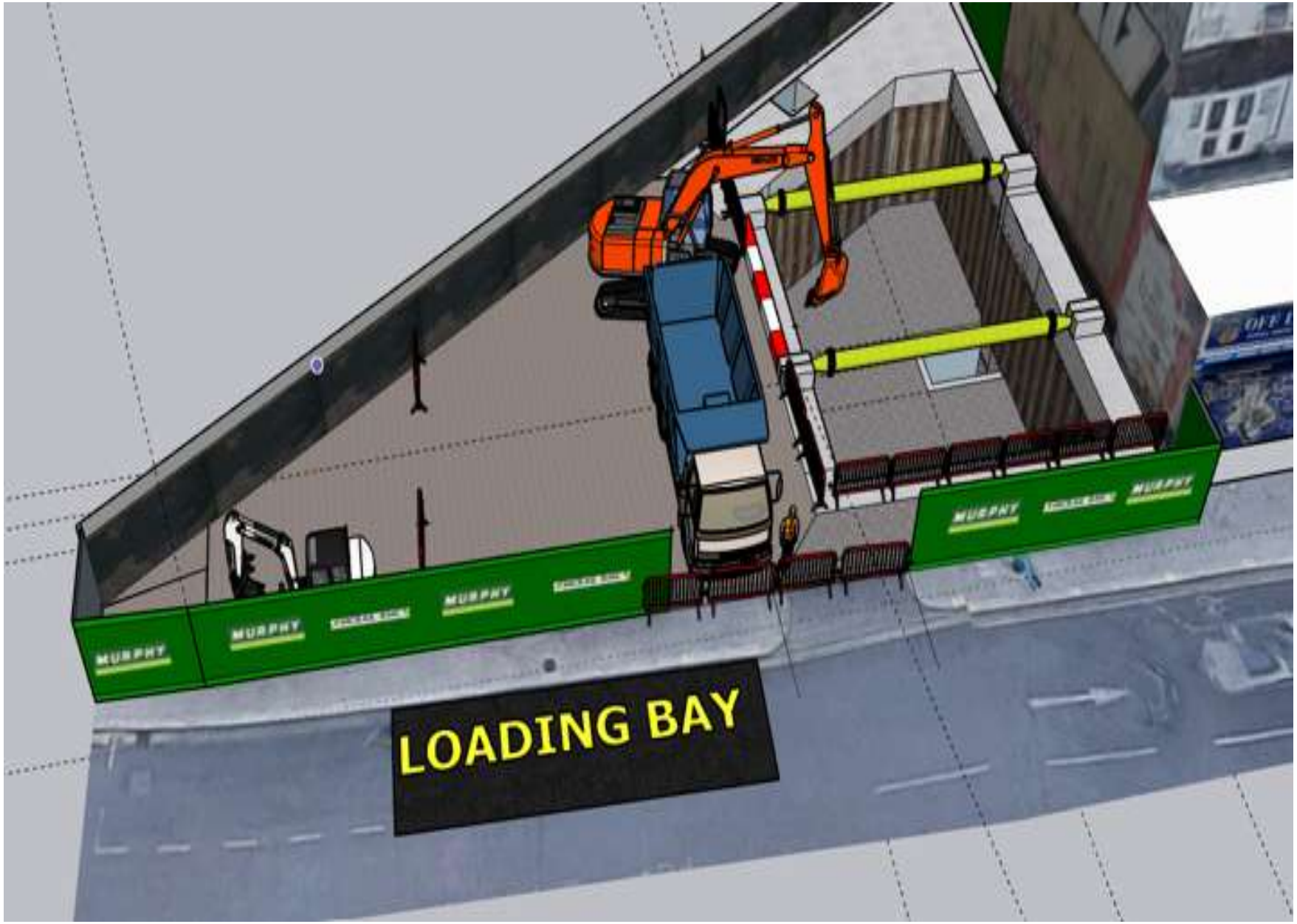
Logistics: Piling works



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CONSTRUCTION MANAGEMENT

Logistics: Basement excavation works



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UPDATE

Following last Meeting 28.07.26

- Further discussions have taken place with TfL and Camden Council regarding the bus stop. Camden Council is actively seeking a suitable temporary location for the duration of the construction works.
- Camden Council and TFL have asked J Murphys/Folgate to show a bus stop drawn in a new location so they can see that it can work at the junction of York Mews and Kentish Town Road. This is the location both parties think will work best. Discussions are ongoing.
- Discussions are ongoing with Camden Council still on regarding the potential use of a pit lane outside the site and the associated logistics.
- The logistic plan of using Murphys Yard and Network Rail access Road for site deliveries has progressed well and there is now a draft license drawn up and expect to receive permission shortly to use.
- We have started to progress with the site office and Welfare set up in 5&7 Highgate Road.
- Design meetings and site meetings have started to progress.
- Various site visits have been done with supply chain.

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BUS STOPS

Update of Location

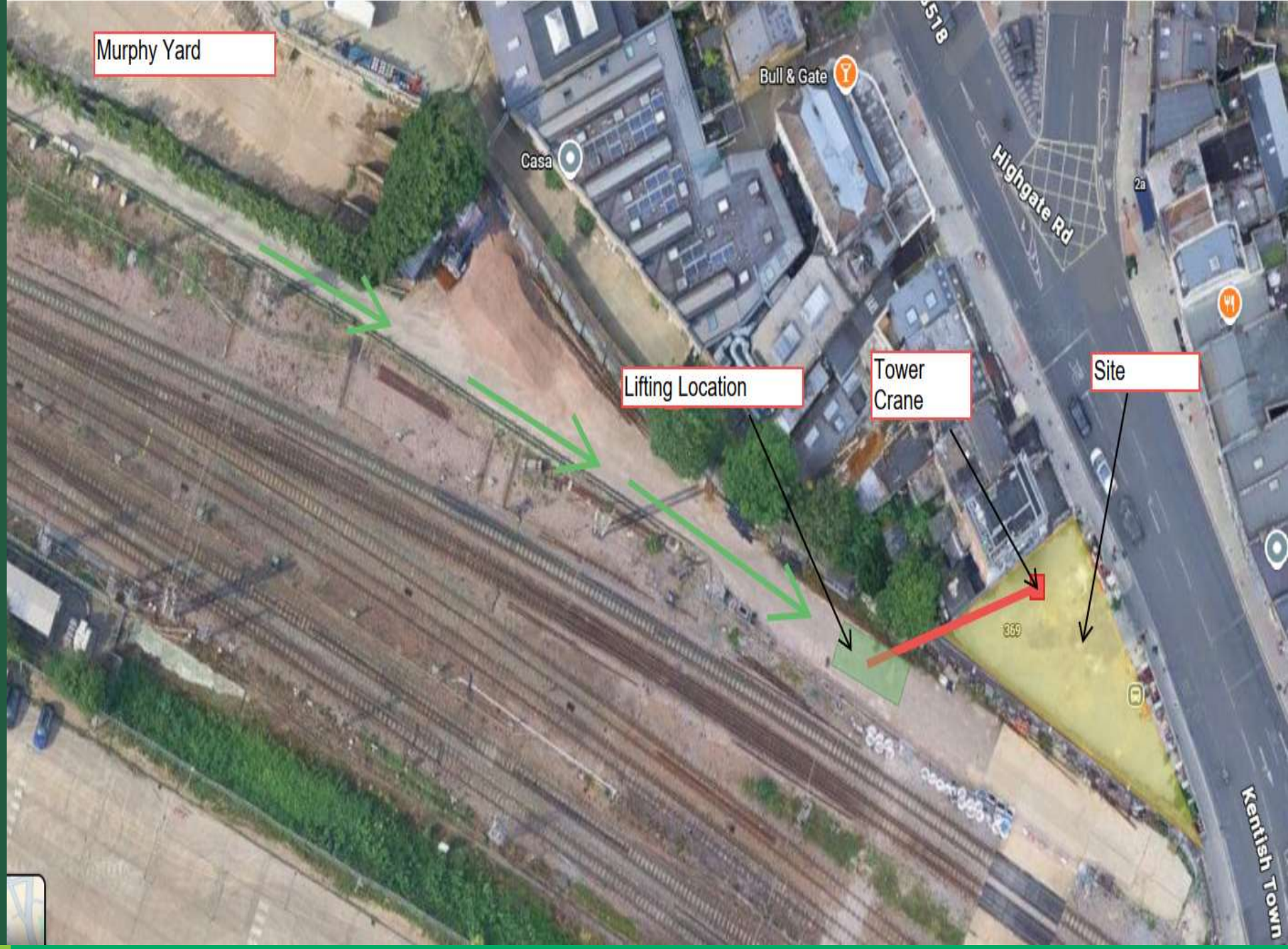


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LIFTING LOGISTICS

Access from Murphy Yard



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CONSTRUCTION MANAGEMENT

Contact Us

- If you have any questions, comments or concerns, please email us at *369kentishtownroad@thisislca.com*

- In case of an emergency, please contact us via 020 7267 4366

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Q&A

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