

HARRY HOWAT (GERALD EVE) – EMAIL FRI 1<sup>ST</sup> MAR 2024, 4.45PM  
Further Queries / Comments Received

You mention that vision panels / windows could not be added to the concealed corners due to “**internal constraints caused by hoarding ballast blocks and security office**”. From the photos previously shared it is not clear what the internal constraints are that would prevent this alteration? Please can this be investigated further.

[Response] We have reviewed again and can install vision panels to both corners - Argyle Square West / Argyle Street (SW) end (**Photo 1**), and adjacent to the entrance (NW) (**Photo 2**). These will be approx. 1400mm wide x 600mm high, and approx. 1500mm measured off the ground at the SW corner. At the NW corner the vision panel will be approx. 1200mm wide x 600mm high and approx. 1500mm measured off the ground.

**Photo 1**



**Photo 2**



If this is not feasible, how should I respond to the safety concerns in terms of sightlines raised by objectors and the designing out crime officer?

[Response] Please see above: In addition, as previously responded we have already installed convex mirrors on the SW corner of the accommodation setup which was one of the recommendations by the DOCO.



Other issues raised:

- Can the cabins be lowered by removing the pads? The height of the pads appears to be related to the slope of the road. But it is unclear why the cabins all need to be at the same level.
- [Response] It is not feasible to lower the office / welfare units by removing the foundations. The foundations are subject to temporary works design as could not be placed directly on the road surface. The top of the foundations have been cast to be level and overcome the slope of the road. We needed to allow fall for the drainage from the office WC and tea point which falls back to the sewer connection point at the Southern end of the setup (towards Argyle Street end). Stepped footings would not have enabled any fall on the drainage. The footing at the Southern end is the minimum height it can be. We also have an external walkway to access all the cabin units - It is good practice to minimise steps in escape routes so by keeping the units level we only have one set of escape steps at each end.
- Confirmation that the measurements on the submitted drawing (in relation to the distance between the terrace and the cabins) are accurate and reflect what has been built on site? [Response] The distance between the face of the hoarding and the adjacent property have been confirmed at 7.18m as per previous correspondence.
- Would it be possible for the welfare cabins to be relocated into the shell of Belgrove House once that has been constructed? If so, is there a timeframe for when this could happen?
- [Response] At this point in the programme no, as we are only at piling stage. Our original CMP application was for double storey height accommodation, but this was rejected by both neighbours and Council. In terms of capacity, the current set-up will not suffice for the duration of the project. In the future we will have to supplement the current set-up with additional capacity within the building footprint which can only be constructed once the superstructure is up to Level 5 due to the structural propping required through the superstructure during construction. We also need to consider storage space and logistics for components that follow the superstructure that need to be stored within the building footprint, and are installed from working within each floor slab. The future office accommodation needs to be kept to a minimum size to not impact on the future construction activities.
- Provision of CMP appendix with the 'full comments' submitted during the consultation?
- [Response] Refer to response below.
- Clarification of concern raised by The Friends of Argyle Square re date they were first told about the cabins (26 May 2023) given that the date of the CMP consultation which was recorded by you as being in June 2022?
- [Response] The reference to CMP and consultation comments dated June 2022 was pre-Mace. This CMP document was prepared by the Developer prior to appointment of Mace as the Principal Contractor (Mar 2023).
- Mace CMP document Rev 00 was submitted to the Planning Obligations portal 16<sup>th</sup> Jun 2023 and this commenced the 2 week consultation process on the CMP
- 1. Comments relating to Mace CMP document Rev00 returned to LB Camden via the Planning Portal and advised to Mace 3<sup>rd</sup> July 2023 via email (copy attached)
- In response to these comments, Mace CMP document Rev 01 issued to Planning Obligations and Maxim Lyne via email 20<sup>th</sup> July 2023. Mace responses to Comment Sheet included within the email response (copy attached)
- 2. LCA returned comments on Mace CMP Rev 01 incorporating details of consultation undertaken up to that point in time, including historic consultation pre-Mace relating to the Developer CMP dated June 2022. Refer to email dated 11<sup>th</sup> Aug 2023
- Mace CMP document Rev 02 issued to Maxim Lyne 17<sup>th</sup> Aug 2023, incorporating the commentary relating to the consultation process referred to above (included on pages 27 to 29), and feedback from Stakeholder Meeting held on 05/07/23 (refer to email dated 17<sup>th</sup> Aug 2023. Mace were directed to amend the Mace CMP document and submit based on the location of the site accommodation within the confines of the site for the initial enabling works only. This revision was issued direct to LB Camden Principal Transport Planner for review and sign-off (as directed by Maxim Lyne).

- The Mace CMP was to be updated for future submission to cover the location of the office and welfare accommodation for the main building.
- Also refer to timeline of all consultation that involved Mace from May 2023 onwards, as previously issued)
- There continued to be ongoing dialogue with LB Camden Streetworks Team and Principal Transport Planner. The next revision of the Mace CMP issued to Planning Obligations was Rev 05 on 10/10/23, then Rev 08 on 04/11/23 and the most current revision Rev 09 issued on 10/11/23
- [Explanation of why welfare accommodation could not be on the northern part of Belgrove St as it was in the first draft CMP dated 21 June 2022.](#)
- [Response] The location identified within the CMP dated June 2022 was no longer available due to the existing UKPN Network Substation housed within the building footprint being relocated to the northern end of Belgrove Street. This new location for the network substation was determined by UKPN as the Statutory Utility Authority and involved legal agreements with LB Camden to site the substation in this location.  
From the initial Developer's CMP, this has evolved considerably with engagement between Mace (as the Developer's appointed construction partner) and LB Camden. The construction of this building is challenging in terms of its location, proximity to Euston Road, being surrounded on all sides by public highways, as well as consideration of our neighbours. The CMP as developed by Mace and in conjunction with LB Camden has required a revisit and update of the original thinking in terms of logistics, construction delivery routes, pit lanes and crane pick points, craneage strategy.

In addition to the above, due to hoarding positions to accommodate safe working space for the construction activities (both for the safety of the construction workforce and the public) this would impede locating the office and welfare set-up in Belgrove Street. As part of the CMP's prepared by Mace, it was never intended to locate the office and welfare accommodation in Belgrove Street for the reasons mentioned.

- [Confirmation that the air-conditioning units are to the northwest side of the cabins \(the description referred to their location as being on the southwest side\)?](#)
- [Response] Previous answer was a typo, condensers are positioned to the NW of the accommodation setup.