

69 Highgate High Street

Community Liason Consultation Process

## Dunedin Construction

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**From:** Iain Brewester <iain@westsidelondon.com>  
**Sent:** 15 April 2016 09:09  
**To:** Cameron Ogle  
**Cc:** info@birdsportchmouthrussum.com  
**Subject:** Fwd: 69 Highgate High Street - CMP.pdf  
**Attachments:** 69 Highgate High Street - CMP.pdf; ATT00001.htm

Hi Cameron,

Mike suggested that I send you a list of the people I sent the CMP to. The list is as follows:

Neil Perkins  
Alison Perkins  
Gillian Danos  
John Browning  
Jackie Ross  
Jeff Salmon  
Vatche  
Chloe McKinlay  
Kay Hayes  
Shoshana Bloom  
Kevin Sefton  
Carole Machin  
Georgina Rose Casey  
Noel Rose Casey  
Stephen Taylor  
Jill Crawshaw  
Douglas Sedley  
Edward and Susan Stanner  
Karen Statherswaite  
Sousa and Richard

all of these apart from Mr. Sedley actually live on the square and are the ones that would be effected.

Do you need the specific addresses as I will have to get them if you do?

Cheers  
Iain

Sent from my iPad

Begin forwarded message:

**From:** Iain Brewester <iain@westsidelondon.com>  
**Date:** 25 March 2016 at 19:24:15 GMT  
**To:** [Neilperkinsuk@aol.com](mailto:Neilperkinsuk@aol.com)  
**Subject:** Fwd: 69 Highgate High Street - CMP.pdf

Dear Neighbours

I am delighted to say that the construction of our new home will commence in late April.

Together with the design consultants I have interviewed a number of contractors and we have selected a small but very accomplished firm, Dunedin, to manage the construction.

Dunedin have given careful thought on how the building will be constructed to minimise inconvenience to neighbours, residents and visitors to Highgate. Dunedin have committed to register the project with the Considerate Contractors Scheme and have developed a Construction Management Plan (CMP). As Fran, the kids and I live next door to the site, it is of course hugely important to us too that any inconvenience is managed as best as possible and that any disruption is minimised.

I have emailed their Construction Management Plan to Neil Perkins. Neil is away on holiday currently and therefore I am emailing this CMP directly to you and other neighbours (attached). I would welcome any comments you may have on the strategy.

It would be helpful to receive comments by the 1 April so that they can be considered and adopted or responded to as appropriate. Ideally the sooner we receive your thoughts the easier it is to refine the CMP. Subject to Neil's availability on his return, the contractor, Dunedin, my architects, Birds Portchmouth Russum and I would be happy to meet with you, should you wish to discuss the CMP in person. To facilitate this I would host a meeting one evening in order to present and discuss the strategy with you, if you feel this is necessary.

I look forward to hearing from you

Regards  
Iain

15 Pond Square  
London  
N6 6BA

## 69 Highgate High Street – Consultation Process

Douglas Sedley

## Dunedin Construction

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**From:** BPR Architects <info@birdsportchmouthrussum.com>  
**Sent:** 12 April 2016 16:23  
**To:** Cameron Ogle  
**Cc:** Iain Brewester  
**Subject:** FW: 69 HIGHGATE HIGH STREET etc.

Dear Cameron,

This is a letter from Iain's neighbouring building owner with whom he has agreed a Rights of Light settlement and has had lengthy discussion about Party Wall Matters. In view of the fact that he has consistently asked for sight of the CMP Iain has forwarded it to him and this is his response raising a number of points below.

We would be grateful if you could respond to these points and forward your reply to Iain so that in turn he can forward it to Sedley. Again this reply should be included as part of the record of consultation for Camden.

Many thanks

Mike

**Birds Portchmouth Russum Architects Ltd.**  
Unit 11, Union Wharf  
23 Wenlock Road  
London N1 7SB

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

t: 020 7253 8205

This message has been sent on behalf of Birds Portchmouth Russum Architects (BPR) and contains information intended for the addressee(s). If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please notify BPR immediately by e-mail and delete any copies made from your system.

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**From:** Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>  
**Date:** Tuesday, 12 April 2016 12:14  
**To:** BPR ARCHITECTS <[info@birdsportchmouthrussum.com](mailto:info@birdsportchmouthrussum.com)>  
**Subject:** Fwd: 69 HIGHGATE HIGH STREET etc.

Iain Brewester  
Managing Director

**westside london**

57 Poland Street  
Soho  
London W1F 7NW

t +44 (0)20 7434 0235  
f +44 (0)20 7434 2061  
[iain@westsidelondon.com](mailto:iain@westsidelondon.com)  
[www.westsidelondon.com](http://www.westsidelondon.com)

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Web, Branding, Art Direction.

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Begin forwarded message:

**From:** Douglassedley <[douglassedley@aol.com](mailto:douglassedley@aol.com)>  
**Subject:** 69 HIGHGATE HIGH STREET etc.  
**Date:** 12 April 2016 12:07:45 BST  
**To:** Brewster Iain <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>

Dear Iain,

Thank you for sending to me the March 2016, Construction Management Plan.

A few points;

Is there a stamped approval / comments from Camden?

The 1m temporary extension to the boundary outside the the boundary lines. Will this be to the High Street as well as Snow Hill?

Please confirm my tenants will be able to access the yard for parking and access during the construction. I accept that there will be short periods when there will be delays and blockages for deliveries.

4.0. I do not understand the reference to 7 am and the high road?

As you are aware I am really worried about damage to my building and disturbance to my tenants and I can see that you are trying to minimise this. I am particularly concerned that a rogue delivery will be made to the site, outside of hours that will involve illegal parking, half on the pavement in Highgate West Hill with damage to the pavement lights and offices below. It has happened before further down HWH. It would be good if two or three further bollards on the kerb stones, albeit temporary, were erected from the zebra crossing, south side and to the south outside 49/50 Highgate West Hill.

Would you please kindly request that Dunedin include me in any e mails etc to neighbours and if by mail to me at 6 Rochester Court, 82 Holders Hill Road, London, NW4 1 LT.

Regards,

Douglas

Sent from my iPad

# Dunedin Construction Ltd

---

Suite 22, Quadrant Business Centre,  
135 Salusbury Road  
LONDON  
NW6 6RJ

ph 020 7624 3480  
fx 020 7624 3254

13.04.2016

Dear Iain

In regards to your queries from Douglas Sedley, regarding the general arrangements and management of the area around his building.

We note the useful points that have been made and respond as follows;

- As of our current scaffold arrangement, we will not warrant the full 1 metre allowance to the high street side of the build. Please note, this scaffold arrangement has been confirmed. However, it is subject to slight changes in order to support the above. With public space in mind, we would not look to take up any more of the high street side than absolutely necessary for scaffold bearing.
- I can confirm that outside of the short blockages for certain deliveries, there will be no reason to think that Mr Sedley's tenants would not be able to continue parking in their yard.
- The reference to item 4.0 and 7am. With certain vehicles (such as some cranes), they have a licence which in fact requires them to be off certain streets by around 7-8am in the morning. This is likely not a requirement on this particular job. However, if it should be required, a letter will be sent out 2 weeks prior, as mentioned in the CMP Draft.
- In regards to any rogue deliveries to the north footpath of the job. I can guarantee that there will not be any deliveries to this location. All of our suppliers will be made well aware of where in fact the deliveries will need to go, and all deliveries will be sent to the location at the south end of the site (bottom of snow hill). In terms of extra bollards. This is really a Camden council matter and not one for the contractor. In any terms, if the pavement gets damaged during the construction phase, By the Contractors to Dunedin, then Dunedin will be up for the repairs.

I hope this addresses these queries. We will reflect these points in the amended CMP which we will issue shortly.

Yours Sincerely



**Cameron Ogle**  
Contracts Manager  
Dunedin Construction

69 Highgate High Street – Consultation Process

Vatche of Pearl Dental Clinic



## Dunedin Construction

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**From:** Iain Brewester <iain@westsidelondon.com>  
**Sent:** 15 April 2016 19:17  
**To:** Cameron Ogle  
**Cc:** info@birdsportchmouthrussum.com  
**Subject:** Fwd: CMP

Hi Cameron,

Please see Vatches response to your email.

Cheers  
Iain

Westside London

Begin forwarded message:

**From:** "Vatche" <vatche@pondsquare dental.co.uk>  
**Date:** 12 April 2016 at 13:26:35 BST  
**To:** "Iain Brewester" <iain@westsidelondon.com>, <vatchik@me.com>  
**Cc:** <neilperkinsuk@aol.com>  
**Subject:** RE: CMP

Thank you Yanni

All is well thank you.

Yan, that's great and I appreciate it, however you'll have to excuse me for being a little particular on this. This is a business here rather than a residence and I'm sure as a business owner yourself you appreciate that we do not want any loss of trade.

I understand materials will only be stored on site. What are the site perimeters?

Which is the parking bay that will be suspended? Why is it being suspended?

Looking at the original e mail with the construction management plan attached, the deliveries will be made through Pond Square. While lorries and trucks are offloading their deliveries, where will they be parked?

Finally you mentioned in passing that you will have a crane in at some point: where will the crane be and how will you get it in position?

Thanks

Sincerely

Vatche

-----Original Message-----

From: Iain Brewster [<mailto:iain@westsidelondon.com>]

Sent: 11 April 2016 15:43

To: [vatche@pondsquare dental.co.uk](mailto:vatche@pondsquare dental.co.uk); [vatchik@me.com](mailto:vatchik@me.com)

Cc: [neilperkinsuk@aol.com](mailto:neilperkinsuk@aol.com)

Subject: CMP

Hi Vatche,

I hope you are well.

I have spoken to Dunedin and they have responded to your concerns in the attached.

Any questions, please let me know.

Cheers

Yan

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<http://www.intycascade.com/products/symantec/>

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Dear Iain

Thank you for the feedback from Vatche, in regards to the neighbouring dental clinic.

We note the useful points being made and would respond as follows;

On the back of your concerns, I can confirm the access to the practice will not be blocked or obstructed which in turn would allow the patients to access the property unhindered.

Our site control of personnel is always a priority. We operate a 'No Smoking' policy onsite or directly adjacent to the site. The workers will all be made to leave the site by a distance if they would like to smoke. Large groups of workers would also not be allowed to congregate outside of the site in the near vicinity.

The language onsite is managed as part of our site management and toward this we carefully select subcontractors (most of whom we have long standing relationships with) that are very considerate to the entire community.

Materials will not be stored outside of the site.

The noise and dust control will most definitely be kept to a minimum with dampening of dust being undertaken, cleaning being a daily part of our site management. The environment and community will be considered in the management of all programmed tasks.

I hope this addresses these queries. We will reflect these points in the amended CMP which we will issue shortly.

Best Wishes,

Cameron Ogle

A handwritten signature in black ink, appearing to be 'Cameron Ogle', written over a light blue horizontal line.

Contracts Manager

Dunedin Construction

# Dunedin Construction Ltd

Suite 22, Quadrant Business Centre,  
135 Salisbury Road  
LONDON  
NW6 6RJ

ph 020 7624 3480  
fx 020 7624 3254

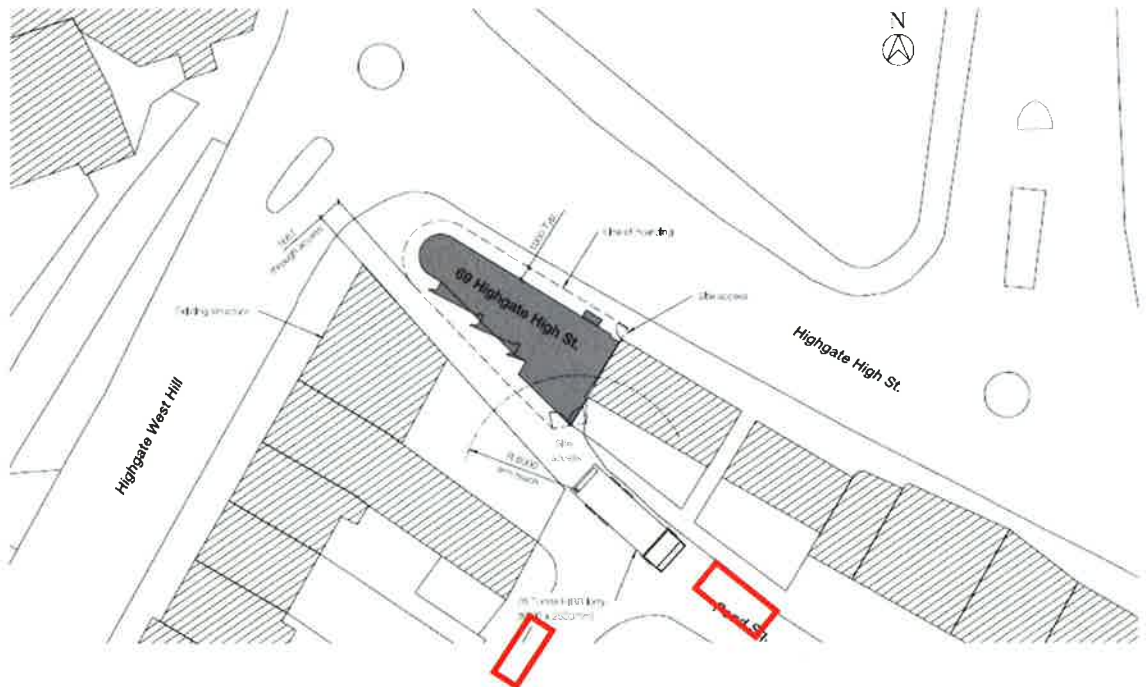
**18.04.2016**

Dear Iain

In regards to your queries from Vatche, regarding the site perimeters and vehicle access.

We note the useful points that have been made and respond as follows;

- At ground level the line of our hoarding will not exceed past one metre outside of the sections boundary line. At street level it will be less. We will also have storage on an engineered platform at level 1. Nothing will be stored outside of these perimeters.
- The below picture fairly accurately depicts where the deliveries will be taking place. It also points out the hoarding line (dotted black around the site)  
The red boxes depict the car parks that may be required to be suspended for crane days only. General delivery vehicles will not require any parking suspensions. Delivery Lorry's, and the crane will access these areas by reversing in from West Hill entrance.



I hope this addresses these queries. We will reflect these points in the amended CMP which we will issue shortly.

Yours Sincerely

**Cameron Ogle**

# Dunedin Construction Ltd

---

Suite 22, Quadrant Business Centre,  
135 Salisbury Road  
LONDON  
NW6 6RJ

ph 020 7624 3480  
fx 020 7624 3254

**21.04.2016**

Dear Iain

In response to the recent queries from Vatche. Please see our response as follows;

In regards to the entrance being accessible to the business. As mentioned previously, there will be unobstructed pedestrian access to the business at all times throughout the project.

Vehicular access will also be unobstructed for the vast majority of the project. For any large deliveries/crane works, that will impact the vehicular access, we will notify any residents/business owners directly affected, with all times and activities, in writing 2 weeks prior to this occurring.

With regards to the general project management and restrictions around the build; We will be right on top of the management around the sensitivity of local businesses and residents alike. We will be completing the project within the parameters that have been stated and allowed for, and we will do our utmost to ensure the least inconvenience possible is caused to the community.

Yours Sincerely



**Cameron Ogle**  
**Contracts Manager**  
**Dunedin Construction**

## 69 Highgate High Street – Consultation Process

John Browning

**Subject:** Fwd: 69 Highgate High Street - CMP.pdf

**Date:** Thursday, 31 March 2016 11:01:11 British Summer Time

**From:** Iain Brewester

**To:** BPR Architects

Iain Brewester  
Managing Director

**westside london**

57 Poland Street  
Soho  
London W1F 7NW

t +44 (0)20 7434 0235

f +44 (0)20 7434 2061

[iain@westsidelondon.com](mailto:iain@westsidelondon.com)

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**Begin forwarded message:**

**From:** John Browning <[john@jbrowning.com](mailto:john@jbrowning.com)>

**Subject: Re: 69 Highgate High Street - CMP.pdf**

**Date:** 31 March 2016 10:02:46 BST

**To:** Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>, "[Neilperkinsuk@aol.com](mailto:Neilperkinsuk@aol.com)" <[Neilperkinsuk@aol.com](mailto:Neilperkinsuk@aol.com)>

Iain,

In reality I think Snow Hill will be closed. A delivery vehicle will block it and pedestrians will be stopped from passing for health & safety reasons - as they were when the site investigation took place.

The site investigation also highlighted the attractiveness of parking on the Square - near the site and off the road. When told to move they either didn't or went and came back. They also parked on the Square the next day. Subcontractors and tradesmen with vans and equipment will want to park as close to the site as possible.

What are you doing to prevent parking on the Square? I previously suggested to you that it needs to be written into the building contract and sub-contracts. How about getting some parking bays suspended near the reservoir for subcontractor's use?

John

---

**From:** Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>

**Sent:** 25 March 2016 19:24

**To:** [Neilperkinsuk@aol.com](mailto:Neilperkinsuk@aol.com)

**Subject:** Fwd: 69 Highgate High Street - CMP.pdf

Dear Neighbours

I am delighted to say that the construction of our new home will commence in late April.

Together with the design consultants I have interviewed a number of contractors and we have selected a small but very accomplished firm, Dunedin, to manage the construction.

Dunedin have given careful thought on how the building will be constructed to minimise inconvenience to neighbours, residents and visitors to Highgate. Dunedin have committed to register the project with the Considerate Contractors Scheme and have developed a Construction Management Plan (CMP). As Fran, the kids and I live next door to the site, it is of course hugely important to us too that any inconvenience is managed as best as possible and that any disruption is minimised.

I have emailed their Construction Management Plan to Neil Perkins. Neil is away on holiday currently and therefore I am emailing this CMP directly to you and other neighbours (attached). I would welcome any comments you may have on the strategy.

It would be helpful to receive comments by the 1 April so that they can be considered and adopted or responded to as appropriate. Ideally the sooner we receive your thoughts the easier it is to refine the CMP. Subject to Neil's availability on his return, the contractor, Dunedin, my architects, Birds Portchmouth Russum and I would be happy to meet with you, should you wish to discuss the CMP in person. To facilitate this I would host a meeting one evening in order to present and discuss the strategy with you, if you feel this is necessary.

I look forward to hearing from you

Regards

Iain

15 Pond Square  
London  
N6 6BA



## Dunedin Construction

---

**From:** Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>  
**Sent:** 12 April 2016 09:44  
**To:** Cameron Ogle  
**Cc:** [info@birdsportchmouthrussum.com](mailto:info@birdsportchmouthrussum.com)  
**Subject:** Fwd: CMP

Hi Cameron,

I hope you are well.

Please see below. No need to answer but just to take note.

Thanks  
Iain

Westside London

Begin forwarded message:

**From:** John Browning <[john@jbrowning.com](mailto:john@jbrowning.com)>  
**Date:** 12 April 2016 at 09:30:24 BST  
**To:** Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>  
**Cc:** "[neilperkinsuk@aol.com](mailto:neilperkinsuk@aol.com)" <[neilperkinsuk@aol.com](mailto:neilperkinsuk@aol.com)>  
**Subject:** Re: CMP

OK but please convey to the builder our objections to parking on the Square itself. It is attractive to subcontractors because it is close and not subject to the CPZ. Some suspended parking bays nearby I think would be a good solution.

---

**From:** Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>  
**Sent:** 11 April 2016 17:13  
**To:** John Browning  
**Cc:** [neilperkinsuk@aol.com](mailto:neilperkinsuk@aol.com)  
**Subject:** Re: CMP

Thanks John,

I thought that too but it doesn't hurt to keep it in.

Westside London

On 11 Apr 2016, at 16:49, John Browning <[john@jbrowning.com](mailto:john@jbrowning.com)> wrote:

Thanks Iain,

In my e-mail I was referred to parking on the Square I was referring to the Square itself, not the streets around the Square.

John

---

From: Iain Brewester <[iain@westsidelondon.com](mailto:iain@westsidelondon.com)>

Sent: 11 April 2016 15:43

To: John Browning

Cc: [neilperkinsuk@aol.com](mailto:neilperkinsuk@aol.com)

Subject: CMP

John,

I have spoken to Dunedin and they have responded to your concerns in the attached.

Any questions, please let me know.

Regarding your other points in your email from last week. I will send you a separate email about this when I get a chance.

Regards

Iain

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<http://www.intycascade.com/products/symantec/>

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Dear Iain

Thank you for the feedback.

In regards to your queries from John Browning regarding the closure of Snow Hill and Parking in Pond Square.

We note the useful points that have been made and respond as follows;

We have managed to compress the requirement for a crane down to 2 visits of 2 full work days 7:30am – 6pm. Unavoidably, these days would warrant a closure of a small area in front of the house you currently occupy along to the single carpark located 50mtrs toward West Hill. These 4 days would also be closed to foot traffic down the Snow Hill walk way. Please note, the roads and walkways will re-open every night outside of the hours above for full use. I have attached a sketch up of this location and will amend the CMP to suit.

In response to the request of not parking trade vehicles within all three sides of Pond Square. We will write into the pre start contract with our subcontractors to state that no parking by any trade vehicle owned by a subcontractor to our site will be allowed to park on these streets.

We will also refrain from suspending a parking bay on Pond Square for the duration of the job, as first stated. We will have to suspend two to three parking locations for the days mentioned in paragraph one and will only suspend a single park in case of an oversized delivery to come in. We do not envisage this at this stage and if it were to be required, would be on a daily temporary basis.

The delivery location for the site must remain as set out in the Draft CMP (to the bottom of snow hill, where it meets your property). We would assume general deliveries to take no longer than half an hour and for this period it would be managed as also set out in the draft, with banksman directing traffic and helping out with pedestrian access.

I hope this satisfactorily addresses these issues and as already mentioned we will amend the CMP to reflect these refinements.

Best Wishes,

Cameron Ogle

A handwritten signature in black ink, appearing to be 'CO', with a long horizontal stroke extending to the right.

Contracts Manager

Dunedin Construction