

## **Condition 27 – Resident/Neighbour Consultation**

Londonewcastle, on behalf of Parker Street No.1 Limited, have been engaged as development managers for the Parker House project since January 2016. Londonewcastle have therefore had no direct history with consultation that may have taken place during the previous planning process, the application for which was submitted on behalf of Camden Council, melding to the 2013 planning consent for redevelopment.

Notwithstanding this, effective engagement with neighbours and stakeholders, including statutory consultees, is integral to the development and long-term success of Parker House. Although the design parameters will largely be fixed through the existing consent, it remains important to engage with both residential and commercial neighbours throughout the build process and any further design evolution. Londonewcastle have an exemplary approach to consultation, instilled in its values as a developer and as part of this, a detailed engagement strategy is proposed through Quatro, who are specialists in this field.

Londonewcastle's core principles are to:

- Build on the positive work that has gone on prior to Londonewcastle's engagement;
- Offer an open and on-hand approach throughout the project duration;
- Seek genuine feedback from the community; and
- Generate excitement about what is coming.

From reviewing all existing documentation it became clear that the most sensitive relationship during construction would be the adjacent St Joseph's School. Upon Keltbray's instruction, the selected demolition contractor, it was requested that the demolition methodology be considered with the utmost respect to the school. As a result, one of the key drivers that emerged was the demolition programme, whereby the noisiest works are now programmed to take place during the school summer holidays, starting on 20<sup>th</sup> July. However, a six week school holiday can only provide a short window of opportunity and therefore some of the 'noisy works' will not be able to completely finish by the end of these holidays. It is also important to note that in order to commence on 20<sup>th</sup> July with the noisiest part of the works, it has required other site set-up works to commence on Monday 6<sup>th</sup> June.

Londonewcastle, along with various relevant consultants, have successfully met with representatives of St Joseph's School now on three occasions and a regular fortnightly meeting schedule is in place moving forward. In particular, a specialist advisor has been instructed as environmental consultants in relation to noise and air quality management, and the mitigation strategy has been developed with direct consultation with the school. The ongoing discussions have focused primarily on noise and dust monitoring after the summer holiday period, however various measurements will also be taken throughout the summer holidays whilst demolition works are being carried out. This will enable us to gain an understanding of the actual and true attenuation that the improved secondary glazed windows provide; Consulting with the school will continue during the school holidays to agree detailed methodologies and timings of noisy works upon return of the school children after the holidays.

In addition, the same utmost consideration has also been applied to the surrounding residential neighbours and businesses. The dust and noise monitoring will ensure that any possible disturbance is thoroughly mitigated, while Quatro's presence will offer a very open and accessible dialogue to be established and maintained with the neighbours. Londonewcastle met with the residents of the adjacent Aldwych Buildings on Thursday 26<sup>th</sup> May and the feedback was generally positive. The meeting was aimed at being useful and informative regarding the scope of demolition works and the

associated timescale. It was also hugely important to illustrate the temporary facilities that will be provided once their courtyard becomes part of the site. Understandably concern was raised over noise and dust, however once the management strategy was carefully explained the residents seemed reassured, and were also pleased that an ongoing dialogue with them had been established for the duration of the project.

Keltbray's demolition methodology is very reflective of these concerns, and it is important to note that the procedures put in place will also be continued into the main contractor's works, and revised as necessary throughout the project's duration. The following methods have already been put in place:

- A) Quatro have been appointed as specialist community liaison consultants.
- B) Regular monthly newsletters will be prepared and distributed to the surrounding neighbours, detailing relevant project updates. The first of which will be distributed in early June.
- C) A project consultation website has been set up [<http://parkerhousereregeneration.co.uk/>] where updates will be posted and a point of contact for the neighbours provided.
- D) Party wall notices have been served and the appointed surveyor, Point 2, is liaising with the surveyors acting for the neighbouring properties.
- E) Londonewcastle met with Camden's property team (including Joel Levy and Jed Young) as the landlords/freeholders of the Aldwych Buildings on Parker Mews. Camden have sent their residents and tenants the enclosed information letter. Quatro have also followed up with a further informative leaflet (also enclosed) and, as mentioned previously, an initial evening was hosted on 26<sup>th</sup> May with representatives from Londonewcastle, Quatro and Keltbray who talked residents through the adopted demolition methodology.
- F) Londonewcastle met with representatives from Comm Comm, the community communication consultants for the Parker Tower development, to discuss parallel programmes and likely impact. Respective demolition methodologies are being exchanged between the parties and regular monthly dialogue has been established going forward.
- G) Community engagement will continue to provide detailed information regarding the methodologies for the next phases of construction.