

Condition 17 – St Joseph’s School 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 the outset of Londonewcastle’s engagement it was clear that the most sensitive relationship during demolition and construction would be the adjacent St Joseph’s School. Keltbray, the selected demolition contractor, was asked by Londonewcastle to propose a demolition methodology with the utmost consideration to the school. As a result, it was important to set up meetings and consult with representatives of the school, including their governor, to establish what their primary concerns were and how to mitigate them. One of the key drivers that initially emerged was the demolition programme, whereby the noisiest works are now adjusted to take place during the school summer holidays, starting on 20th July. However, a six week school holiday only provides a short window of opportunity and therefore necessitates some of the ‘noisy works’ to overlap with when the children return after summer. Notwithstanding this, the project team have taken significant steps in ensuring any disturbance to the school is managed and minimised.

A regular 2-weekly meeting and consultation programme has been established with the school’s representatives. Depending on the meeting agenda, Londonewcastle are inviting key consultants or contractors to attend and engage with the school.

At one recent consultation, representatives from Londonewcastle, Keltbray and a specialist acoustic advisor explained in detail the current demolition programme and what steps have been undertaken to mitigate the impact of noise and dust (with due regard to Building Bulletin 93). Keltbray explained that in order to carry out the noisiest works (i.e. ‘hard demolition’) during the school’s summer holidays (starting on 20th July), the enabling works had to start in early July. Keltbray also explained the overall methodology with full scaffolding and acoustic screening around the demolition works and other mitigation measures that are being put in place.

The exact noise and dust monitoring locations within the school’s playground and other sensitive locations were agreed. At the school’s request, it was furthermore agreed to enhance the noise data monitoring and to install an additional monitor inside one of the classrooms. The difference between the data of the internal and external monitor will enable the true attenuation of the

improved secondary acoustic glazing (which was recently installed in accordance with the requirements of Condition 17) to be established.

The school explained that whilst children were away during the summer holidays, the head teacher and other staff would still be working in the school during this period. It was therefore agreed to schedule a joint meeting three weeks in to the school holidays to review and assess the noise readings. At that meeting we intend to establish a more detailed process on how to programme works and what methodologies are to be used for the period after the school holiday when the children return.

It is also intended to establish an alert-based monitor system throughout the duration of the project to alert the contractor if maximum agreed noise levels are exceeded, revising methodologies if necessary.