

Adamou, Tes

From: Adamou, Tes
Sent: 23 August 2016 20:34
To: Martin Jones; 'Plank, Colin'; Cooper, Valerie
Cc: Heather Bryant (Galliford Try); John Hunt (Galliford Try); UCL Astor College; John Devereux (Galliford Try); Thomas, Sebastian; Bob Page; Priya Parthi (Galliford Try)
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT
Categories: UCL - Astor

Dear Martin,

Please accept my apologies as I believed that the queries below had been replied to and properly addressed.

Our starting date for construction is at the end of October 2016, although in the weeks prior to it we will be having Early Works.

1. Construction Management Plan

Please see the draft CMP here, as it is too large to attach: <https://we.tl/Mq697F8yLM>. We have already liaised with Camden on the Draft CMP.

2. Deliveries and logistics

With regards to your query about the lorries, we have appointed the same logistics company that Brookfield Multiplex (the Contractors for Saatchi and Saatchi) have also appointed. Having the same logistics company will enable us to conjointly manage the lorries, and utilise some of the logistics arrangements set in place already. We anticipate this to have a positive impact as on one hand it will minimise any road blocking, and on the other allow the work to be done with minimum disruption to your property. With regards to the restrictions requested, we will be raising those concerns with the logistics company not that they have been appointed.

3. Clearing of Bedford passage

The clearing of the passage does not fall under the remit of the current project, and it is currently unknown when it will be done so. Within the redevelopment of Astor, we have provided for that as a future opportunity, but we are currently unaware of when the works will be carried out.

4. Scaffolding plans & exposure to noise

I suggest that we have a meeting in the forthcoming days to go over our construction methodology with Priya as the Contractor's Project Manager. Could you, please, provide us with your availability in the next few days? We can potentially meet at Astor and guide you through the works being held there.

Please do not hesitate to contact me in the interim should you have any queries.

Kind regards,

Tes Adamou | Project Manager | tes.adamou@arcadis.com
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From: Martin Jones [<mailto:Martin@mjmedia.co.uk>]
Sent: 28 June 2016 16:06
To: Adamou, Tes <Tes.Adamou@arcadis.com>; 'Plank, Colin' <c.plank@ucl.ac.uk>; Cooper, Valerie

<valerie.cooper@ucl.ac.uk>

Cc: Heather Bryant (Galliford Try) <heather.bryant@gallifordtry.co.uk>; John Hunt (Galliford Try) <John.Hunt@gallifordtry.co.uk>; UCL Astor College <33454100astorcollege@arcadiso365.onmicrosoft.com>; John Devereux (Galliford Try) <John.Devereux@Gallifordtry.co.uk>; Thomas, Sebastian <sebastian.thomas@arcadis.com>; Bob Page <bob.page@mgph-legal.com>
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Hi Tes

Looking forward to seeing you at 97 Charlotte Street at 11am tomorrow to meet Martin Skeates my air conditioning engineer.

I have also listed some outstanding questions and some new ones below.

Has there been any progress in the Construction Management Plan? (frequency of deliveries/collections etc)
We also discussed the possibility of lorries accessing the site from Cleveland Street via the MHA property (rather than from Charlotte Street) Did you make any progress?

I understand that planning permission provides that Bedford Passage will be opened up once plans for the MHA are approved. Whilst there is no direct access currently - if the passage will have to be cleared in the future presumably it is feasible to advance timings and clear a route to Cleveland street?

Are detailed plans for the proposed scaffold tunnel in Bedford Passage available yet showing acoustic cladding proposals with forecasts on noise levels with and without the cladding?

You were also going to look into the possibility of restricting hours of access for the lorries servicing the crane in Bedford Passage. I understand that work is restricted overall to 8am to 6pm weekdays but with deliveries wherever possible restricted to 9.30am to 3pm. These are sensible restrictions for residential neighbours but my property will be affected significantly more than any other neighbour and these restrictions are of no help to my business during office hours. It would be a huge help for the businesses in 97 Charlotte Street if deliveries could be restricted from say 8am-10am and 4pm until 6pm.

Can you give me details of the type of vehicles that will be loading and unloading in Bedford Passage so I can gauge the level of noise expected more precisely?

You did suggest that noise levels would be on par with having a bus stop outside my office but I understand low loader trucks can be 30 decibels louder than London buses when unloading.

I will have to carry out an Assessment of the risk to health and safety created by exposure to noise at the workplace and a pre assessment based on your information will help ensure steps can be taken in advance to mitigate. Remedial action may take time and I understand commencement of construction is due soon – Do you have a scheduled date for work to start yet? (or an estimate?)

Sorry for all the questions – I thought it best to detail them here so we can discuss briefly tomorrow

Best wishes

Martin Jones

Martin Jones
Chief Executive

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From: Adamou, Tes [<mailto:Tes.Adamou@arcadis.com>]
Sent: 22 June 2016 20:36
To: Martin Jones; 'Plank, Colin'; Cooper, Valerie
Cc: Heather Bryant (Galliford Try); John Hunt (Galliford Try); UCL Astor College; John Devereux (Galliford Try); Thomas, Sebastian
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Hi, Martin

We can be there - yes. I have invited the contractor as well to give some clarity.

Kind regards,

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On Wed, Jun 22, 2016 at 8:03 PM +0100, "Martin Jones" <Martin@mjmedia.co.uk> wrote:

Martin Skeates from Conditioned Environment can meet us at 97 Charlotte Street at 11am on Wednesday 29th June regarding moving air conditioning units.
Please confirm this is still good for you to meet on site

Thanks and best wishes

Martin

From: Adamou, Tes [<mailto:Tes.Adamou@arcadis.com>]
Sent: 19 June 2016 16:04
To: Martin Jones; 'Plank, Colin'; Cooper, Valerie
Cc: UCL Astor College
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Many thanks, Martin

Please keep us posted.

Kind regards,

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On Fri, Jun 17, 2016 at 10:47 PM +0100, "Martin Jones" <Martin@mjmedia.co.uk> wrote:

Thanks Tes

I have emailed my aircon engineer to check his availability to meet on the 29th and will let you know ASAP

Best wishes

Martin

From: Adamou, Tes [<mailto:Tes.Adamou@arcadis.com>]
Sent: 17 June 2016 18:47
To: Martin Jones; 'Plank, Colin'; Cooper, Valerie
Cc: UCL Astor College
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Hi, Martin

I am free on Wednesday 29 June 2016. Plea\sae let me know when you are free.

Kind regards,

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From: Martin Jones [<mailto:Martin@mjmedia.co.uk>]
Sent: 15 June 2016 16:42
To: Adamou, Tes <Tes.Adamou@arcadis.com>; 'Plank, Colin' <c.plank@ucl.ac.uk>; Cooper, Valerie <valerie.cooper@ucl.ac.uk>
Cc: UCL Astor College <33454100astorcollege@arcadiso365.onmicrosoft.com>
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Hi Tes

How about Mon/Tues/Wed 27/28/29 June?

Martin

From: Adamou, Tes [<mailto:Tes.Adamou@arcadis.com>]
Sent: 15 June 2016 15:12
To: Martin Jones; 'Plank, Colin'; Cooper, Valerie
Cc: UCL Astor College
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Dear Martin

Thanks for your email.

We are currently in the process of confirming our Construction Management Plan, which includes a **how** we are going about construction. The plan will be available in draft next week.

In the interim, we are also beginning our engagement with the wider community. We are meeting with the Contractor tomorrow to agree the way forward for that.

May I suggest that we engage in a couple of weeks, with the Contractor on site, to go over our approach?

Please provide us with some dates in the next couple of weeks, and we can ensure that someone will be present.

As always, should you have any questions, please do give me a call.
Kind regards,

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From: Martin Jones [<mailto:Martin@mjmedia.co.uk>]
Sent: 15 June 2016 12:15
To: 'Plank, Colin' <c.plank@ucl.ac.uk>
Cc: Adamou, Tes <Tes.Adamou@arcadis.com>; Cooper, Valerie <valerie.cooper@ucl.ac.uk>
Subject: RE: 97 Charlotte Street, SUBJECT TO CONTRACT

Hi Colin

I have had another meeting with my air conditioning contractor regarding moving the condenser units. There is no easy solution but it is possible. One issue concerns the minimum height that would be acceptable for relocated units.

I have tried to explain your plans for the scaffold tunnel etc but it would really help if someone from your team could meet me and my engineer on site so we could agree a location for the condensers that is acceptable for everyone (if they go too high we will have to erect scaffold towers twice a year for maintenance).

Could you let me know if someone could attend a meeting and when would be convenient?

Thanks and best wishes

Martin

From: Plank, Colin [<mailto:c.plank@ucl.ac.uk>]
Sent: 25 May 2016 10:19
To: Martin Jones <Martin@mjmedia.co.uk>

Cc: Adamou, Tes <Tes.Adamou@arcadis.com>; Cooper, Valerie <valerie.cooper@ucl.ac.uk>
Subject: FW: 97 Charlotte Street, SUBJECT TO CONTRACT

Dear Martin

I have approached our Project Manager (copied) and we would like to arrange a Meeting with you to explain the likely approach to any crane operations on the Site, since I understand this subject has come up on the documentation we are progressing with the Lawyers.

Could you give us some dates and times which would be convenient?

We are happy to call in and see you.

Kind regards

Colin

Colin Plank
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