

**Institute of Immunity and Transplantation (Pears Building)
Monitoring Equipment Installation
Pond Street Residents' meeting**

Wednesday 4 January 2017

Present:

Keith Davies, Buro 4 (Chair) (KD)
Phillip Cracknell, Willmott Dixon (PC)
Roy Conway, Willmott Dixon (RC)
Ryan Bennett, Willmott Dixon (RB)
Fay Dawes, Royal Free Charity (Minutes)

Nick Cornwell, 11 Pond Street
Peter Davey, 17A Pond Street

Apologies had been received from Jeff Gold (17 Pond Street) and the Roebuck Public House.

1. Introductions

Attendees were welcomed to the meeting and introductions were made.

KD informed the meeting that approvals had been received from all properties with the exception of No 5 which was still awaited. He said that permissions could be obtained further on in the process although this was far from ideal. Nick Cornwell was given an Information Pack (as emailed to other residents in December). Nick has recently moved into number 11 and therefore had not received earlier communications. It was explained that these were the documents submitted to Camden Council when requesting permission for the installation works. KD will send him details of the CMP recently issued to Pond Street residents.

Action: KD

2. Purpose of meeting

The Chair explained that the meeting was being held as planning consent for the monitors had been received from English Heritage and Historic England.

The purpose of the meeting was to enable Willmott Dixon to outline their proposals for the installation of monitoring equipment, dates and schedules, and to give details of the equipment and its operation.

3. Technical Proposal and Method of Installation

PC showed an example of the item to be installed and explained how it worked to monitor the movements of the building. Nick Cornwell commented that the item itself was fairly small and would not be very noticeable. RC explained that equipment will be installed on the hospital building which would interact with the individual sensors by laser. He confirmed to Nick Cornwell that there was no chance of any damage to humans, pets or property from a misdirected laser and PC added that these are very commonly used on building sites. He added that it will become obvious during monitoring that a sensor has moved and can then be replaced to its correct position. The equipment takes one sample per hour per prism.

RC said monitor prisms would be affixed between 5 and 21 Pond Street with some exceptions. He would be setting up a separate meeting with the manager of the Roebuck Public House to ensure there was no interference with their business. He demonstrated the sizes of parts required in installing the devices, i.e. 50mm screw and washer.

Action: RC

Nick Cornwell enquired about the timescale of the monitoring. RC estimated 2½ to 3 years.

RC continued to confirm that permission from Camden Council had been obtained to utilise a cherry-picker on the footpath outside the properties and 5 locations had been identified. None of these would affect the pedestrian crossing or the bus stop. It was planned that work would take place on Tuesday – Thursday 10 – 12 January between 9.00am and 4.00pm and about 2 hours would be needed in each location. He emphasised that the schedule could be very flexible to work around residents' requests, eg. The Roebuck's opening hours, and confirmed that there would be a member of Willmott Dixon on site at all times. Nick Cornwell suggested that the scaffold still on the front of No 11 could be used if more convenient.

RC added that a photographic record will be kept of the installation before and after the fixings and confirmed that no electricity supply is needed for the fixing or operation of the equipment. A check will be made on the completion of the installation which he hoped would be Thursday 12 January.

PC commented that installation plans would take into account Nick Cornwell's offer of using the scaffolding and thought that there was little danger of the monitoring devices being damaged when the scaffolding was removed.

During construction, RC explained that the monitors would report any sliding or movement. Vibration sensors had also been installed on the opposite side of the road (the hospital side) and trigger levels had been set for both types of monitor.

Peter Davey expressed concern that this was the first time he had been made aware that the monitoring would not include vibration monitoring, having had no response to his previous request for vibration monitors. Peter suggested that his house was damaged 8 years ago due to works on the hospital. Peter believed this was due to vibration and feels vibration levels to at least one Pond Street property should be

monitored for the duration of this construction work. KD said that he saw no problem with this as long as a power supply could be identified. He agreed to look into organising this and there was some discussion about where the monitors could be placed. Nick Cornwell supported this request by Peter Davey. KD highlighted that the Basement Development Plan had been completed with the specific aim of limiting damage to properties adjoining the construction site.

Action: Note

It was confirmed by RC that all data will be shared with residents probably along the lines of the data produced by the Bartram's site in Rowland Hill Street. This will be provided in periodical reports. PC added that efforts would be made to find the best way to communicate with residents.

Action: PC

4. Specific Requirements of Pond Street Residents

PC confirmed that the installations can be scheduled to fit with residents' requirements in terms of timings within the three day period of work. Concerning the vibration monitor, he suggested that this be put inside the building to avoid the possible need for further listed building consent. Wilmott Dixon and Mabey will discuss the details of this with Peter Davey week commencing 9th January..

Action: PC

5. Condition Surveys

KD said the surveyor would be asked to take photographs of the external façade of all buildings; internal photographs would also need to be done and would be arranged independently with householders. KD will ask AHP to contact residents for this purpose. Photographs of the rear of properties will also be taken.

Action: KD

Nick Cornwell pointed out that work was still ongoing on his property which might have a bearing on this.

6. Any Other Business

i. Written Agreement

Peter Davey said that other residents had expressed surprise that there had been no mention of a written agreement between the builders and residents. He felt this should include details on the length of the project, and other information, as there had been no communication with residents until the listing building consent had been received. KD noted that with the exception of number 5 all the residents had now provided approval for the works. KD also noted that information had been provided to Jeff Gold in July but since then it had become clear that Jeff was not acting as a conduit for communications between the Residents' Association. Therefore recent monitoring communications have been made directly with residents. Peter subsequently asked if he could have a final written proposal for the works.

Nick Cornwell suggested the Method Statement, which was part of the planning application would provide a level of comfort that the works are being done correctly.. KD agreed to formulate a one page document that provided details of the proposals, timescales, methodology and consents.

Action: KD

KD added that a lot of work had been put into the Basement Construction Plan to protect neighbouring properties. PC commented that all these documents will be available on the Council's planning portal.

ii. Vibration monitor siting

Peter Davey requested that the vibration monitor be sited on his property and it was agreed that PC would bring a specialist and discuss further with Mr Davey during the following week. Nick Cornwell also expressed his willingness to site one on his property if necessary.

Action: PC

iii. Water

Nick Cornwell asked whether any underground rivers had been found during the preparatory phase of planning. PC said there was a lot of underground water in the area but no rivers identified in recent investigations.

iv. Installation/Scaffolding – contact

PC confirmed that a member of the team would speak to residents the day before the installations were planned and will discuss using the scaffolding outside No 11 on the day with Nick Cornwell.

There being no other business the meeting closed at 7.05.