

22nd May 2018

DRAFT CONSTRUCTION MANAGEMENT PLAN

SECTION Q13

67-74 SAFFRON HILL

LONDON

EC1N 8QX

COMMUNITY LIAISON CONTACT ADDRESSES:-

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[Melanie.armstrong@hscpm.co.uk](mailto:Melanie.armstrong@hscpm.co.uk) – MANAGING AGENT OF ZIGGURAT BUILDING (Contact for onwardly distributing messages)

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| **Date email sent** | **Recipients** | **SLM Comments** | **Recipient Comments** |
| 20th December 2017 | GBP email to Managing Agent address to the Residents of The Ziggurat Building | GBP introductory email advising of intended commencement of construction works in association with consented planning permissions ref: 2016/4143/P & 2016/3018/P | Mr C Lamont responded on 20th and 22nd December 2017 by email referring to previous S106 arrangement governing this site (i.e. restricting use of internal loading bay/service yard area bay). |
| 11th Aril 2018 | GBP email to  Cllrs Julian Fulbook, Sue Vincent, Olad Awale | **From:**Belinda Simpson  **Sent:** 11 April 2018 16:11 **To:** 'Julian.Fulbrook@camden.gov.uk'; 'Sue.Vincent@camden.gov.uk'; ([Shahida.Sanessie@camden.gov.uk](mailto:Shahida.Sanessie@camden.gov.uk)); 'Awale.Olad@camden.gov.uk';  **Subject:** 67-74 Saffron Hill London EC1N 8QX - REPONSE TO COMPLAINT INFORMATION ADVISED (60-66 Saffron Hill) **Importance:** High  Dear Sirs  We are the appointed consultant architects to Nyraff Ltd, Freeholder of the above building.  We write with regard to the above construction site address where works are ongoing and subject to planning consent 2016/3018/P. In direct association there is a S106 in place between Camden and our client Nyraff Ltd.  In accordance with both of the above, the Construction Management Plan is in operation and which is subject to provision of ongoing and updated information which we submitted on 22.12.2017. All at Camden, officers and elected members and other staff alike, will understand that a CMP is a "living document" which we openly assure Camden that the construction team are channelling ongoing resources to address any outstanding or supplementary  information which has only very recently now been requested by Camden since our December 2017 submission.  Coincident to the above, and further to sight of a significant volume of e-mail correspondence forwarded to our office yesterday and today, we would comment that Nyraff Ltd have only very recently been required to undertake essential internal maintenance to the ground floor ceiling within 67-74 Saffron Hill. We wish to clarify that this work is coincident, and in isolation, with the concurrent construction works for the consented planning reference number 2016/3018/P.  It is anticipated that these unrelated internal works will be completed by the end of week commencing 16th April 2018 and we acknowledge that local residents may have experienced some disruption, dust and fumes which Nyraff Ltd have instructed their contractors to address with immediate effect namely:   * Sheeting off and sealing the internal yard area and introducing associated extraction * Redirecting the exhaust fumes to open air away from the building * Relocating the generators to the front of the building * Adherence to working hours 0930-1630 Monday to Friday * Following a visit this afternoon from Mr Houska of Environmental Health, to further address the reported noise and fumes, work has ceased,  pending provision of electric generators being provided in place of diesel thus providing a quieter and cleaner temporary power solution for the remaining internal work, anticipated to take a further 5 days.   At the time of writing, we would understand that a local resident has since commented that the temporary sheeting within the loading bay is causing obstruction to their existing fire escape. This matter has been brought to our attention has been addressed forthwith and a temporary light weight fire escape door introduced. I am to understand that, in accordance with the requirements of an existing previous S106, the shutter to this loading bay is normally locked shut daily from 1800-0900hrs and at all times during weekends with an escape pedestrian escape gate in place.  We trust that the above will serve to assure Camden that the construction team and our client are collectively committed to completing this construction project in a compliant, safe and timely manner.  Your acknowledgment and indeed notice of any related matters which we have not addressed would be greatly appreciated in writing to [construction@nyraff.com](mailto:construction@nyraff.com)  Yours faithfully  Belinda Simpson RIBA CMaPS |  |
| 18th April 2018 | SLM community update  Health Foods (60-66 Saffron), Ziggurat (Residential), Tod (1 Onslow) and TTF Communicate (1 Onslow) | Introduction email advising them that we will be updating them weekly with the anticipated schedule for the coming 3 weeks. | Kathleen @ Printed - Can you ensure please that the builders adhere to the times below for the noisy works programme 8-10, 12-2pm, 4-6pm - SLM Agreed in Response |
| 23rd April 2018 | GBP email to Cllrs Julian Fulbook, Sue Vincent, Olad Awale | Dear Cllrs Fulbrook, Olad and Vincent  Thank you for your recent responses following the exchange of messages regarding the recent complaint concerning the above.  We wish to update you that, since these events, the project team are actively addressing the requirements of the associated Construction Management Plan.  Our initial residential consultation commenced on 20th December 2017. Our draft CMP submitted on 22nd December 2017 stated the intention to start work in early January 2018. We did not receive any response to the draft CMP until over 2 months later when mobilisation and internal work had already commenced.  As it is now, we urgently require Camden to respond to our most recent resubmission of the CMP and associated submissions and secondly to stipluating what is still required to approve the CMP and to this end I have suggested a meeting with the planners.  Furthermore, regarding the associated Community Liaison, we have recently updated local residents and businesses of planned site activity providing the contractor's contact details. We have not been notified of any other resident's issues at this time and would ask that you inform us if you may know otherwise.  Thank you for your attention in this matter and for any assistance you may be able to provide.  Yours sincerely  Belinda Simpson  Belinda Simpson RIBA CMaPS |  |
| 24th April 2018 | SLM community update  Tod (1 Onslow), Health Foods (60-66 Saffron), Ziggurat (Residential) and TTF Communicate (1 Onslow) | Weekly update - advised about the suspended bay and the generator to be used. NB we may need to follow up with an update on the type of generator used. |  |
| 25th April 2018 | SLM community update  Tod (1 Onslow), Health Foods (60-66 Saffron), Ziggurat (Residential) and TTF Communicate (1 Onslow) | Revision of yesterdays email advising of the type of generator being used. | Kathleen @ Printed - Responded thanking SLM for the update |
| 27th April 2018 | SLM community update  Tod (1 Onslow), Health Foods (60-66 Saffron), Ziggurat (Residential) and TTF Communicate (1 Onslow) | Revision of Wednesday's email advising of the type of generator being used. |  |
| 30th April 2018 | GBP email to Cllrs Julian Fulbook, Sue Vincent & Olad Awale | Dear Cllrs Fulbrook, Olad and Vincent  Further to the message below, we wish to update you and, reaffirm our commitment, that we are actively addressing the draft CMP toward approval of this document.  Since our email below, we have received an updated response from Camden Planning Obligations (26th April 2018) identifying the information which is still required for the CMP. We are addressing this for the earliest re-submission of the CMP.  We confirm that the contractor on site, SLM Ltd, are similarly updating the local residents and businesses to evidence the associated Community Liaison. In response to this, the contractor has not received any direct feedback or comments from the local community and therefore if you are aware of any local issues regarding our work, please advise and we will address.  Thank you, once again, for your attention in this matter.  Yours sincerely  Belinda Simpson |  |
| 2nd May 2018 | SLM community update  Tod (1 Onslow), Health Foods (60-66 Saffron), Ziggurat (Residential) and TTF Communicate (1 Onslow) | Update on the new date (4th May) for the sand blasting to commence | 02/05/18 Response from Kathleen at TOD - Thank you for the update, however, can you please ensure that the builders cover up all exit areas, lift shafts and our 3 x skylights to ensure the dust doesn’t seem through as we had nothing but staff coughing due to the dust penetrating through our office. Also the extractor they used was damaged last time, there was a hole in it which lead to the dust going into our chillers on the roof which affected our big print machines from operating and had caused a ‘fault/service’ come up on our machine. We will not be servicing this machine until all building works have completely finished – the landlords Nyraff are aware of this. |
| 2nd May 2018 | SLM community update  Kathleen at TOD (1 Onslow) | In response to their concerns of dust levels -  Thank you for your response to our Community Liaison update message of 2nd May 2018. We acknowledge the issues you have identified and we will directly address these. When we recommence this Friday, please can you advise us immediately if any dust may be escaping, after we have put further protective measures in place, and we will attend to this. If you have any further questions, please direct to info@slmltd.co.uk or 020 8876 4070  SLM Ltd thank you for your continued co-operation to date and look forward to providing you with subsequent Community Liaison updates. |  |
| 9th May 2018 | SLM community update  Tod (1 Onslow), Health Foods (60-66 Saffron), Ziggurat (Residential) and TTF Communicate (1 Onslow) | Apologising for an alarm going off at the weekend - explaining it wasn't due to SLM and the project but we will look in to it and update if there is anything to inform the community. |  |
| 15th May 2018 | SLM community update  Tod (1 Onslow), Health Foods (60-66 Saffron) and TTF Communicate (1 Onslow) | Forwarding a copy of the associated draft Construction Management Plan (CMP) and a copy of the associated drawing indicating transport access plan and necessary scaffolding zones. | Kathleen responded advising she is away and to communicate with the Director Andy. She also advised that the loading bay is in constant use for deliveries and collections. If the scaffold company are parked within the bay they must be expected to remove it as and when a delivery happens. |
| 16th May 2018 | SLM community update  TOD and Printed.com | Confirming a conversation between Wayne (SLM Ltd) and TOD that we will be required to make noise between 8-10am and 12-2pm for the next 2 weeks |  |
| 16th May 2018 | GBP Email response request received from Cllr Vincent for a copy of the draft CMP to be sent to local residents | Dear Councillor Vincent  Thank you for contacting me following Camden planner's direction. I do apologise for not copying you and your Ward colleagues into the message sent.  I am pleased to attach the information which was sent yesterday, 15th May 2018, to the managing agent of the Ziggurat for onward distribution to all the residents. In addition, the Principal Contractor, SLM Ltd, has directly issued this information to the neighbouring commercial tenants, also on 15th may 2018,  in the normal course of their Community Liaison process.  Please do contact me as necessary.  Yours sincerely  Belinda Simpson RIBA CMaPS |  |