



Elebro Limited

Date: 16th March 2017

Dear Residents,

**UPDATE ON PROPOSALS TO IMPLEMENT PLANNING PERMISSION
140 - 146 CAMDEN STREET, CAMDEN, LONDON NW1 9PF**

Further to our meeting on 9th March at 6.15pm at the site, please find enclosed a copy of the minutes for your consideration.

We will be in touch to organise the next meeting to update you further on the demolition and construction works. Should you have any queries in the interim please contact our planning consultant, Bethan Hawkins at RPS/CgMs (Bethan.hawkins@cgms.co.uk or 02075836767).

Yours faithfully,

Elebro Ltd

Project: JCG12551 - 140 – 146 Camden Street
Meeting Title: Meeting with Residents regarding implementing planning consent
Location: 140 - 146 Camden Street, NW1 9PF
Date: Thursday 9th March
Time: 6.15pm

Attendees:

Alastair Baird (AB)	-	Project Director
Peter Fraiman (PF)	-	Elebro Ltd
Bethan Hawkins (BH)	-	RPS/CgMs
Kate McClaren (KM)	-	3 Ivor Street
Matt Kirby (MK)	-	2 Prowse Place
Andrew Campbell (AC)	-	12 Bonny Street
Miche Foex (MF)	-	1A Bonny Street
Miss L Antoine (LA)	-	7 Bonny Street
Alasdair Hawkyard (AH)	-	5 Bonny Street

Other residents were in attendance but did not make themselves known to the development team.

Absent:

Jennie Bird	-	
Richard Cotton	-	LBC Ward Councillor
Fiona Foster	-	
Tristan Hickey	-	
Alkarim Jivani	-	
Jonathan Merrison	-	
David Oppedisano	-	
Patricia Callaghan	-	LBC Ward Councillor

The purpose of the meeting with the residents was to update them and inform them on the implementation of planning permission at the site. This included demolition and construction works along with associated timeframes.

1. PF introduced himself to the residents and explained the background to Elebro Ltd, explaining that he had owned the site since 1980s and purchased it from Lyons.
2. AB explained the purpose of the meeting to inform the residents of the plans to implement the permission and the required works. AB explained the procedures in turn as follows:
 - a. Enabling works needed to be undertaken due to environmental constraints to the site:
 - i. Sewer works and diversion
 - ii. River Fleet diversion

- iii. Party Walls (Pulse House and Canal)
- iv. Pointing and underpinning
- b. Electric Substation works
- c. Demolition timeframes
- d. Construction Methodology
- e. Liaison with Canal and River Trust

Questions and Answers

1. How long will the construction programme be?
 - a. It is intended to be a total of 20 months.
2. Will there be vehicle management plans during construction?
3. Yes we are required by obligation to submit a detailed construction management plan, travel plans and service management plans to be approved by the council prior to implementing the consent.
 - a. We are working to draft the construction management plan with technical input from consultants and we have also appointed Caneparo Associates to produce the travel and service management plans and will be working closely with them on these.
 - b. We are liaising with TFL to minimise movement in Bonny Street and we will be using car metres under the bridge for lorries to park awaiting to come on site.
4. Please can we see the construction management plans, travel plans and service management plans?
 - a. Yes we would be happy to present these documents to you, however, we would like to work directly with the consultants and contractor in the first instance so that we can present you with final drafts which have had the input of all technical specialists.
5. Is there scope to move materials up the canal?
 - a. We have looked into this and are currently consulting with the Canal and River Trust on this. However, the canal is shallow at this point and requires dredging, therefore we do not think this is practical going forward.
6. Can Pit Lanes be used during construction? There is a strong precedent of this at the Hawley Crescent development.
 - a. We are looking into this and are having talks with TFL.
7. Will there be demolition and construction works on Saturdays?
 - a. We will try to limit noise on a Saturday to a minimum. We will work from 8am to 1pm.
8. Following the demolition of the buildings do you intend to build out the scheme?
 - a. Yes we intend to build out the consented scheme following the demolition of the existing buildings. We are currently seeking to vary the wording of condition 25 to allow demolition and construction

in separate contracts but staged. This is due to investigatory works which need to be undertaken during demolition.

9. What type of piling and excavation works will you be undertaking?
 - a. We will be using a CFA rig and 300mil piles, this is a suitable alternative to driven piles.
 - b. Excavation and piling will take place for a period of 4 -5 weeks sequence weather permitting.
10. What are the timeframes for demolition?
 - a. Demolition will take between 8 – 10 weeks and we will be dismantling the existing buildings.
11. Will you need to close Bonny Street?
 - a. No the tower crane will be erected from Camden Street.
12. Will you undertake air quality mitigation during constructions?
 - a. Yes, we are obliged by condition and obligation to monitor the air quality levels during construction and these meters will be visible at corners of the sites.
13. When do you intend to undertake the highway works on Bonny Street?
 - a. This will be at the latter part of the development as there are a number of services and electrical cables which need to underlie this part of the site.
 - b. We will look into pedestrian management along Bonny Street and intend to work within hoardings to minimise any impact on Bonny Street.

Actions

Organise a further community working group meeting in 6 weeks' time.

Circulate draft construction management plan, servicing plan and travel plans to residents once agreed with specialist technical consultants.