

**DRAFT FOR COMMENT**

**Project:** JCG12551 - 140 – 146 Camden Street  
**Meeting Title:** Meeting with Residents regarding implementing planning consent  
**Location:** 140 - 146 Camden Street, NW1 9PF  
**Date:** Wednesday 12<sup>th</sup> April  
**Time:** 7pm

**Attendees:**

Alastair Baird (AB)	-	Project Director
Peter Fraiman (PF)	-	Elebro Ltd
Bethan Hawkins (BH)	-	RPS/CgMs
Peter Clapp	-	12 Jeffreys Place
Kate McLaren	-	3 Ivor Street
Liam Stein	-	2 Bonny Street
Conor Stein	-	2 Bonny Street
Alasdair Hawkyard	-	5 Bonny Street
Matt Kirby	-	2 Prowse Place
Luke Dodd	-	Morgan House
Mark Murray	-	4 Bonny Street
Sol Scarfe	-	1 Ivor Street
Veronique Cherpin	-	8a Bonny Street
Andrew Campbell	-	12 Bonny Street
Shula Chiat	-	4a Bonny Street
Michel Foex	-	1a Bonny Street

**Absent:**

Jennie Bird	-	1b Bonny Street
Pat Callaghan	-	LBC Ward Councillor
Richard Cotton	-	LBC Ward Councillor
Lazzaro Pietragnoli	-	LBC Ward Councillor
Fiona Foster	-	14 Bonny Street
David Oppedisano	-	

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The purpose of the meeting with the residents was to further update them on the progress moving towards the demolition of the existing buildings and construction of the development. An agenda was circulated prior to the meeting.

It was agreed that minutes of each community working group meeting would be circulated as draft to all residents before being finalised. It was further agreed that the minutes would be discussed and agreed at the beginning of each meeting.

It was requested that the S106 was circulated to all attendees at the meeting as not all residents had received a copy when it was circulated on 6<sup>th</sup> March.

It was also agreed that the minute taker would remain the same for each of the meetings and the minutes would be circulated as soon as possible following the meetings.

The schedule of meetings was discussed and it was requested that these were at closer intervals than currently scheduled at 6 weeks. The consultant team explained that they were not opposed to this and would meet as and when topics arise which need to be discussed. If the residents require further meetings it is recommended that this is raised with the community liaison officers and these will be arranged.

### **Construction and Highways**

AB explained the proposed procedures for highways matters during demolition and construction. The proposed methodology has been discussed with the contractor but not finalised. The consultant team is also in the process of organising a meeting with Camden Highways to discuss the highways matters.

AB explained that it is intended to have a pit lane on Camden Street and lorries would wait under the bridge at Camden Street until they are called to the site. AB confirmed that a traffic marshal would be present on site and manage this process.

AB confirmed that an initial draft of the Construction Management Plan (CMP) had been submitted to the Council, but this has only been done to facilitate a meeting to discuss highways matters during demolition and construction.

AB explained that this was the preferred approach during demolition and construction which would avoid the use of Bonny Street but this needed to be agreed with Camden Council Highways department.

MF queried whether Camden Street footpath would be closed or whether there would be a tunnel. AB explained that it was likely that the footpath would be closed.

MF queried whether the consultant team had explored removal of materials via the canal. AB explained that we are exploring this and currently discussing with the Canal and Rivers Trust.

MF queried where welfare areas would be located. AB confirmed that it would be likely that these would be located on Bonny Street in the current loading bay during demolition and are exploring the opportunity to relocate this during the later phase of construction to the basement area.

MF explained there was a current problem with lorries and other vehicles on Ivor Street and that the cycle lane causes concern to residents as vehicles speed around the corner which is a danger to the cyclists. MF stated that signs need to be erected to confirm 'no access'. AB confirmed that these comments had been taken on board and whilst it is Camden's responsibility that we would raise this at our next meeting with them.

### **Methodology of Demolition and Construction**

AB explained that the methodology of demolition and construction was still being discussed with the contractor and sequencing was being finalised. In addition the consultancy team have been liaising with Thames Water on vibration.

AB confirmed that we are in the process of finalising details for the party wall surveyors. AB explained that the consultancy team had been working very closely with ARUPS on the sequencing methodology.

AB also explained that there was an application for a build over licence which is currently with Thames Water lawyers to be finalised.

MF recognised that due diligence had been undertaken to de-risk the process but questioned the motives of the S73 application to separate the demolition and construction contracts.

AB further explained that the contracts needed to be separated to enable further investigatory works during the last phases of demolition and prior to the construction of the development.

MF queried the delay with the contractor and why the contract had not been signed. AB explained that there is a letter of intent but it had not been signed as of yet. AB confirmed that the consultancy team were working very closely with the contractor on this and that sequencing was still being finalised along with the piling.

AB explained the methodology for the foundations which would be a 'hit and miss' to underpin the boundary wall of the neighbouring property. A temporary footing would be installed before the permanent footing. AB confirmed that this had not been issued to the party wall surveyor but would be in due course.

#### **Other matters during Demolition and Construction**

KM queried how the site would be secured during demolition and construction and explained that there had been issues at Twyman House and Hawley Wharf in this respect.

AB confirmed that there would be security cameras around the perimeter of the property and that these would be monitored 24 hours of the day. AB noted the concerns regarding security and confirmed that this would be explored further.

KM queried how the residents would be updated during the demolition and construction phases. AB confirmed that the consultant team would send letters and emails informing them of updates along with a notice board being erected on the perimeter of the site and a website being launched.

MF reiterated his concerns regarding the site being left vacant between demolition and construction and explained it could be occupied in this period. MF further queried whether the weather could impact the programme. AB explained that the programme is continuous and there is no intention to leave the site vacant, AB further confirmed that extensive due diligence has been undertaken to reduce risk.

#### **Discharge of Planning Conditions and Obligations**

BH updated the residents on the processes involved to discharge the planning conditions and obligations and confirmed which details had been submitted and drafted.

BH confirmed that the determination date for the S73 application to vary condition 25 was 8<sup>th</sup> June and that we would discuss the detail of this and the reasoning of this further at our next meeting.

#### **Timeframes for Demolition and Construction**

AB confirmed that demolition would take place in June 2017 and would be for a period of 8 – 10 weeks and that the groundworks would take between 8 – 10 months. AB confirmed that overall the demolition and construction period is intended to last 22 months.

#### **Next Meeting**



It was agreed that we would meet with the residents on 24<sup>th</sup> April to discuss the S73 application further and draft construction management plan.