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The Hoxton, Holborn Community Liaison Group Meeting

Tuesday 16 October 2018, 6pm-7pm

The Hoxton, Holborn, 199-2016 High Holborn, London, WC1V 7BD

Attendees:

Name	Initials	Organisation
Zance Yianni	(ZY)	Local Resident
Elaine McLean	(EM)	Local Resident
Dennis Goldberg	(DG)	Local Resident
Daniel Faoro	(DF)	Local Resident
Peter De Wit	(PDW)	Ennismore
Jon Gray	(JG)	Ennismore
PJ Kenny	(PJK)	Hoxton, Holborn
Peter Kilby	(PK)	Garenne Interiors
Ben Foran	(BF)	Garenne Interiors
David Neale	(DN)	Garenne Interiors
Peter Johnson	(PJ)	Garenne Interiors
Scott Herbert	(SH)	Garenne Interiors
Vivien Moseley	(VM)	Comm Comm UK
Catherine Street	(CS)	Comm Comm UK

Apologies:

Councillor Julian Fulbrook – Holborn and Covent Garden ward councillor

Janet Fitch – Local Resident

Samantha Harrie – Local Resident

Ashtar Al Khiran – Local Resident

Enclosed: Site Plans

Action codes, for instance “ac1.1”, are included in the meeting notes, please see action tracker on page three of this document for full list of actions.

Meeting Notes:

Project Update

Garenne Interiors noted the Construction Management Plan had been discharged and that works would commence on Monday 22 October 2018.

Programme

- SH explained the team would start breaking ground on Monday 22 October. Garenne Interiors are commencing boring for the foundations. This should take one to two months and be complete around Christmas
- It was noted there are 50 main piles and 200 holes in total
- It was noted the site would close for two weeks over the Christmas period. Garenne Interiors noted that the site will be secure over the period
- The steel frame will be erected following the Christmas break, which would take approximately 10 weeks

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- Cladding of the building and roof would occur in mid 2019 with fit out and completion in Autumn.

Construction Management Plan (CMP)

- SH presented the updated site plan. It was noted the smoking area had been moved to Newton Street due to requests at the previous meeting
- It was clarified the working hours were 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. Garenne Interiors noted it did not plan to work Saturdays unless required to, such as due to the crane delivery. PJK noted he also had an interest in having less noisy works on Saturdays and in the mornings
- ZY noted the hoarding and temporary substations created a space for anti-social behaviour. JG explained Garenne Interiors will be realigning the hoarding and installing a secure door for UKPN to access the substations when required (**ac1.4**)
- JG noted that acoustic baffles would be positioned around machines in use, as a result of requests at the last Community Liaison Group meeting
- BF explained Garenne Interiors has an online delivery slot booking system, which worked well in controlling deliveries. EM asked how long slots are. SH explained it depended on what was being delivered but that it could be from 30 minutes to half a day
- JG explained that through a long period of planning, the CMP was felt to be very robust. PDW noted that the Council had been very firm in developing a plan, which would ensure the works could take place as considerately as possible. PK explained that he was very open to hear suggestions from residents for how the site could be improved.

Site Activities

- It was explained the method of piling had been selected as it creates less disturbance than traditional techniques. It was noted piles would be pre-drilled to six metres and that the final piles will go 25 metres deep. PK explained that the site was above Crossrail lines, however, there was an exclusion zone in place that the build adheres to
- ZY noted there were issues of subsidence in the area. Garenne Interiors assured the group the lack of excavation works and structural engineer's method ensured the surrounding buildings were safe. It was noted monitoring targets will be placed on Green Dragon House
- ZY noted there are often issues of engines running and echoes of works down Newton Street. ZY suggested vehicles waiting to arrive on site should be advised to wait in other streets. PK explained they would have little remit to ask that but that the traffic marshal tasked to ensure deliveries are as smooth as possible will ask subcontractors
- It was explained that obstructions below ground had been found, causing a change in method. ZY asked if this would impact noise and timescales. It was explained that the team could not be sure of the scale of the obstructions. It was explained an acoustic consultant will be monitoring noise and making recommendations once works begin.

Any Other Business

- Residents noted there was a substantial use of 8 Newton Street, including rubble being removed from outside Aria House. ZY noted that the cumulative impact of developments in the area was an issue and queried how deliveries would be managed with other sites. SH explained that Garenne Interiors were in contact with neighbouring sites and will continue liaising with them through the works regarding logistics
- EM noted there was a dip in the pavement outside the site office door, which was a health and safety risk (**ac1.5**)
- EM requested plans or a model of the proposed extension at a future meeting (**ac3.1**)
- EM asked if all car parking had been re-provided. CS explained the car parking had been re-provided in premier parking in nearby NCP and Secure Parking structures.

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- PJK explained the hotel's refuse was now being compacted and that this would reduce the number and size of lorries visiting the hotel
- It was explained there would be systems in place for contractors on the site to ensure a good level of professionalism.

Next Meeting

- Meetings will be pencilled in for the third Tuesday of every month. The next meeting will take place on Tuesday 20 November 2018 **(ac2.3)**
- It was noted that the local residents would receive a newsletter with details of a new email address and website for the site **(ac2.4)**.

Action Tracker

Organisation	Action Code	Resolution	Date Resolved
Garenne Interiors	ac1.4	Hoarding line to be realigned to close off area between the substations	
	ac1.5	Assess the dip in pavement posing potential health and safety risk	
CCUK	ac2.3	Next meeting will take place on Tuesday 20 November	24/10/2018
	ac2.4	Newsletter to be issued to local residents	
Ennismore	ac3.1	Share a model or plans of the proposed extension	