

UCLHC
Community Liaison Forum
and Construction Management Plan Consultation



Minutes

DATE: 29 October 2019

TIME: 3.30pm – 4.30pm

VENUE: Fitzrovia Centre, Foley Street, London

PROJECT TEAM ATTENDEES:

Kelly Linay, Athene Communications (KL)	Bert McCabe, Llewellyn Davis (BM)
Rhian Halford, Temple (RH)	Claire Cogar, Icení (CC)
Peter Burroughs, UCLHC (PBU)	Maria Perez Cuerdo, Icení (MPC)
David Masters, Ark Build (DM)	Paul Barnes, Llewellyn Davis (PBA)
James Kidgell, Morgan Sindall (JK)	

STAKEHOLDER ATTENDEES:

Linus Rees, Fitzrovia Neighbourhood Association	Emily Rae, Fletcher Priest Architects
Farid Aliev, Fitzrovia Partnership	Vivienne Greenaway, Make Architects
Tracy Coe, London First	Rhys Howells, Science Navigation Group
Giles Ingleson, Middlesex House	Christina Diamond, Make Architects
Mia Williams, Glenn Howell Architects	Julietta Bercea, London First
Caroline Haines, Derwent London	Gareth Jones, Origin House

APOLOGIES: N/A

		Action points
1.	Welcome and introduction	
	<ul style="list-style-type: none">KL welcomed everyone to the forum and asked the project team in attendance to introduce themselvesPBU then gave a short introduction saying that Middlesex Annex LLP has been established to develop the Bedford Passage site. This has been set up as a charity. Lots of work has been taking place and they have now started exhuming a number of burial sites	
2.	Background of the project	
	<ul style="list-style-type: none">PBU said that planning was achieved in 2007 and to date they've carried out the demolition and reconfigured the basement including incorporating six MRI unitsDemolition was completed in April, since then archaeology works have been	

	<p>taking place, including trial trenches to work out where things are buried</p> <ul style="list-style-type: none"> • Most of the burial work will be to the rear of the site • Now starting to work with the listed building. Looking at the detail of the archaeology • Ark Build and Morgan Sindall are on site. Morgan Sindall will be undertaking the new build work • Main construction work will start July 2021 	
3.	Construction Management Plan (CMP)	
	<ul style="list-style-type: none"> • RH introduced the CMP and said its purpose is to help mitigate impacts during construction • They've started the consultation process and are gathering responses and will put forward the first draft to Camden Council • The CMP has to be kept live and regularly updated. It's updated every six months at a minimum • The CMP is available on the website • RH highlighted potential issues (see presentation) • The plan details the measures to be implemented to prevent nuisance e.g. set hours of working, noise monitoring, noise attenuation measure, air quality monitoring. MS has also signed up to the considerate contractor's scheme. MS propose putting in a small wheel wash and road sweepers. • There are limited dust problems in the next phase of work • There is also a green travel plan for suppliers, employees and visitors to the site • With regards to noise management there are limited hours of work, setting trigger limits for noise. There should be no shouting on site, noise barriers are in place and they're looking at the latest plant and construction methods to keep nuisance levels to a minimum. 	
4.	Introduction to the Community Liaison Service (CLS)	
	<ul style="list-style-type: none"> • KL introduced the CLS and said it helps manage enquires through a single point of contact • Anyone with an enquiry or concern should go via the CLS 	
5.	Archaeological overview	
	<ul style="list-style-type: none"> • CC issued a disclaimer about human remains images • She gave some archaeological background, saying they've reviewed historic maps, excavations in the area and modern impacts on the site • Thought about what could be encountered in the development process was submitted with the planning application • When planning was granted one of the conditions of the development was archaeological consent • They've completed a desktop study • Levels are so deep that burials are unlikely to survive • A 5% sample of the development impact area including seven trenches. Up to 5m of archaeological deposits - temporary works to support the excavations. Top and tailing of skeletons. These would have been in wooden cof- 	

	<p>fins or shrouds</p> <ul style="list-style-type: none"> • The site was used as a burial site for St Paul and Covent Garden - the less wealthy would buy plots there. They are now doing a big open excavation • Working with Morgan Sindall and their engineers they are coming up with a design to safely excavate • The next phase is the main excavation. Grave cuts - ground works and civil support. Careful excavation of skeletons. Screening to keep remains from public view - due care dignity and respect. Assessment report - to contribute to the knowledge of that period. 3D modelling. Built up the burial ground with more material to get more bodies on the site • The remains long term are carefully stored and studied and then reburied in consecrated ground 	
6.	Morgan Sindall programme of work phases and logistics	
	<ul style="list-style-type: none"> • JK introduced Morgan Sindall Construction explaining they're part of the Morgan Sindall Group • They provide services over several sectors • The London division is supporting the Bedford Passage development • James Flanagan is the appointed site manager • Dominic Glyde is the Area Safety Manager. He will be involved due to the nature of the site • Programme starts on the 6 January 2020 with site establishment • First activity is setting up the boundaries to create two areas • Temporary works include clearing the perimeter to make way for piling for the walls - this will allow the archaeologists to take the level of the ground down for mass excavation • Perimeter clearance will take the first four months • Piles will be circa 15m deep and 0.5 meter in diameter and installed in an overlapping fashion. This will provide a safe environment. This will be done in three phases. Phase one the north end of the site - separated into thirds to give a managing working space. Everything will be segregated and split into use. A scaffold tented structure will give screening - in line with the licenses to undertake the works • They will then move into the middle zone completing the same process - moving the tent - aiming to get to a natural geology at which point they know there will be no further burials • This will take until around June 2021. They will then move into building the concrete frame • They deal with how vehicles get onto the site. JK can forward transport document that shows the route in from main trunk road. It comes along Foley Street and then driven straight onto the site without causing any disruptions. Once the vehicle has finished it will be reversed out, heading up Foley Street and left up Cleveland Street back to the main truck road • They intend to control vehicle movements through traffic marshals. 	
7.	Ark Build programme of works	
	<ul style="list-style-type: none"> • DM said Ark is well established on site. Their main focus of works is clearing the shared access onto Bedford Passage. This means façade clearing and brickwork repairs 	

	<ul style="list-style-type: none"> • Once this is complete they will install the steel and new roofs and then remove the scaffold • Basement works are ongoing • They have had to remove the brick facade and replace it. These works are now well underway, underpinning of basement • They have done a survey which identified a number of repairs that are required. They will be installing new steels shortly to take the roof structure and then they will remove the chimney breast from the north house • They have minimal links with Iceni now as this is passing to Morgan Sindall 	
8.	Conclusion	
	<ul style="list-style-type: none"> • PBU said this was a quick run through of the project • The charity bought the site off of the UCLH Trust. The Trust had spent 10 years trying to get it through Camden with no success. The Charity then managed to get it through • They didn't plan for the clearing of the site. The workhouse was listed but essentially the only original part was the four walls and they were in a pretty dreadful condition • He then invited questions from attendees 	
9.	Questions	
	<p>1. Linus Rees, Fitzrovia Neighbourhood Association</p> <p>There have been two archaeology reports since the original desktop one. Is there anything in the archaeology that you expected to find but didn't or any surprises?</p> <p>CC - you never know what you're going to get. The purpose of the desktop research is to make a best assessment. The original estimate was 10,000 burials but think it will actually be less.</p> <p>LR said there is nothing much in the way of history of the site before the establishment of the whore house</p> <p>CC said she thinks the cart ruts found are related to construction of the workhouse. The burials in the central part of the back of the site are blank of skeletons. They don't know why there were none there while other areas were left open.</p> <p>PBU said other artefacts were found. CC said they've found a lovely strand union workhouse mug, clay tobacco pipes, pipe grooves in teeth where skeletons were clenching their pipe. They've taken environmental samples from the cesspit to see what people were eating. They've found also found some pottery and animal bones.</p> <p>2. Vivienne Greenaway, Make Architects</p> <p>Their main concern about the construction process is falling masonry which they've experienced over the past few days. The scaffold wrapping should stop this and they should not have to chase. Has the scaffold not been wrapped in a suitable manner?</p> <p>DM – we have now upscaled the protection to that end, that should have been done as a matter of course and we apologise this happened. He's seen photos and not sure how much fell down or why. PBU said this was raised at the project team meeting this morning and they're are on it</p> <p>3. Vivienne Greenaway, Make Architects</p>	

	<p>They've been subjected to noise and vibration. Is there any way or mechanism if it is particularly uncomfortable if they can ask for it to be eased off? They're asking for the potential to have dialogue to request quiet time. PBU said this was spoken about this morning. Let the site team know so that meetings can be held with minimum disruption. We will do whatever we can.</p> <p>Rhys Howells, Science Navigation Group</p> <p>Said he asked this morning, but nothing happened. Can they not do as other developments do when they set noisy and quiet times (e.g. Arthur Stanley House – 8am-10am, 12pm-2pm and 4pm-6pm are the noisy hours)</p> <p>Giles Ingleson, Middlesex House</p> <p>Because they have an adjoining wall with Middlesex House they can't have meetings. It is unbearable.</p> <p>PBU said 'let's work together ASAP to put a timetable together'</p>	
10.	CLOSE	

Date of next forum: TBC – possibly in January 2020 once construction has commenced