

Highgate Newtown Regeneration Project Construction Working Group Meeting #1

28th May 2020 6:30pm – 7:30pm

Venue: Online via Microsoft Teams

Attendees

John Carrier	HNCC
Declan McCafferty	Pentad (Windscombe Street)
Valerie Doulton	Dartmouth Park Neighbourhood Forum
Sue King	Chester Road
Catharine Wells	Chester Road Leaseholder Association
John Furlong	116 Croftdown Road
Nicola Wallis	118D Croftdown Road
Linda Lefevre	Friends of Highgate Library
Katherine Pitman	Bertram Street
Cllr Sian Berry	LBC Councillor
Cllr Anna Wright	LBC Councillor
Cllr Oliver Lewis	LBC Councillor
Matthew Saunders	M & M Demolition
Kate Cornwall-Jones	LBC Officer
Luke Joyce	LBC Officer
Jagdish Tak	LBC Officer
Brendan Mullens	LBC Officer

Meeting Notes

Construction during COVID - 19

- The streets are being utilised differently during the lockdown, with pedestrians tending to walk on the roadway to distance themselves from others. Should the lockdown and social distancing measures remain, then the demolition contractor would consider this during the demolition works. Project team to review possible highways measures available to address this matter with LBC Public Realm and Planning Team.

Terms of Reference

- Meetings to be scheduled as Bi-Monthly, with the opportunity for additional meetings at the request of a minimum 3 members.
- Terms of Reference will include references to the construction works and the Construction Management Plan.
- The projects webpage would be utilised for uploading the notes of the group, the data relating to air quality monitoring and an ongoing FAQ factsheet to record answers publicly.
- Future meetings to be recorded for note taking purposes.
- The library will be sent an electronic copy of the meeting notes to enable them to display these publicly.
- The Terms of Reference will be updated to reflect the changes suggested within the meeting and distributed to all members for approval prior to the next meeting in July.

Demolition Management Plan & Traffic Approach

- Works to commence in September 2020
- Fortnightly newsletters to be distributed
- Noise monitoring will occur daily (likely 2-3 times a day)
- Standard hours will be 8am until 5pm, with work occasionally continuing until 6pm. Saturday working is not currently anticipated, but may be required if works slip behind programme.
- Parking bay suspensions will be required to get the machinery into the site initially, however some additional suspensions may be required during the works.
- Traffic during demolition works will be entering and exiting the site through Bertram Street due to the sequencing of the demolition and the need to remove the buildings before creating a pathway through the site. The opportunity to provide one-way traffic through the site is still considered to be the best way to minimise disruption to Bertram Street residents and will be fully considered once the main contractor has been appointed. This will be progressed as part of the consultation and development of the Construction Management Plan.
- Traffic Marshalls to be stationed at the entrance of the site and at the end of Bertram Street to prevent blockages due to the street width and being two way. Requests for additional marshalls at the

entrance of Chester Road and Raydon street will be reviewed, however they are less likely to be required as these are both one way streets.

- The Head teacher at Brookfield will continue to be contacted and represented within the CWG to ensure matters relating to traffic are captured in full.
- Crushing of building materials and retaining some onsite would reduce the amount of vehicle movements required throughout the demolition. This can be reviewed with the tender interviews for the main contractors to establish quantities.
- The lane behind Bertram Street will be closed off permanently as part of the demolition works and a new active route will be made through the project at completion.
- M & M demolition to provide a week by week estimate of truck movements at the next meeting. A concentration of vehicle movements will occur towards the end of the demolition programme once the site has been cleared.
- M & M demolition will review opportunities for recycling timber and fittings from the demolition of the Fresh Youth Academy.
- Site safety and security will be prioritised throughout construction and demolition phases of the project.

Programme & Next Steps

- Further comments requested to be by 31st of May 2020 for consideration in the DMP review and update prior to submission.
- Demolition works are forecast to be completed by the end of November, with the main construction works planned to commence in January 2020.
- Following the appointment of the main contractor, further CWG meetings will have the opportunity to review the Construction Management Plan and provide input.
- The next meeting will be scheduled towards the end of July 2020.