

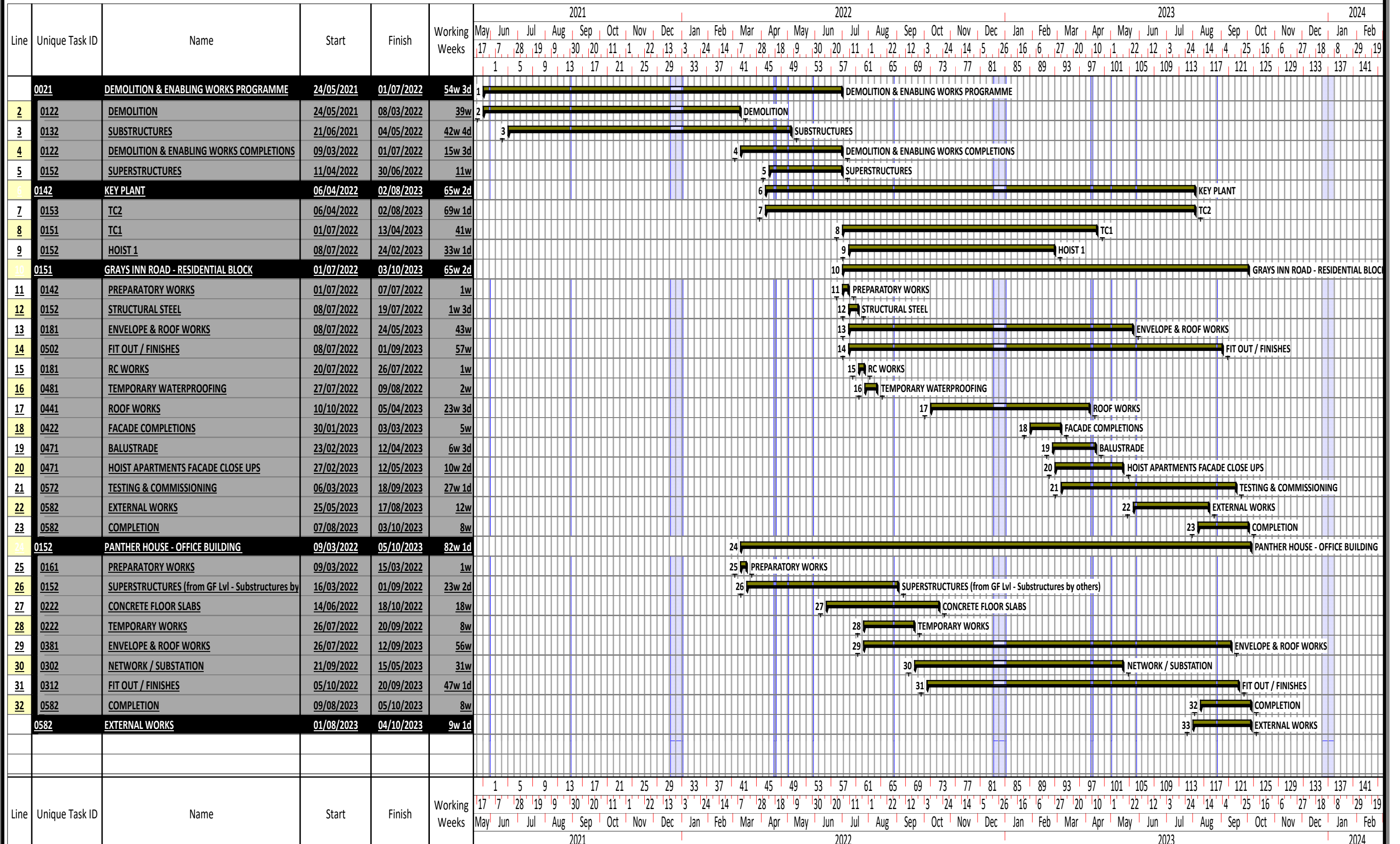
APPENDIX 8

CMP Programme - Summary

Panther House

Dukelease

CMP PROGRAMME - SUMMARY



Project: Panther House, for Dukelease

Drawn By: SJB	Prog Ref: MCL-PO0008-CMP	Issue Date: 06/05/2021	Programme Comment / Status: DRAFT - FOR INFORMATION	Revision No:	Revision Date:	Revision Comment / Status:	McLaren Construction Ltd 10 Chiswell Street London EC1Y 4UQ	www.mclarengroup.com enquiries@mclarengroup.com Tel: +44 (0)20 7028 6963
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APPENDIX 10

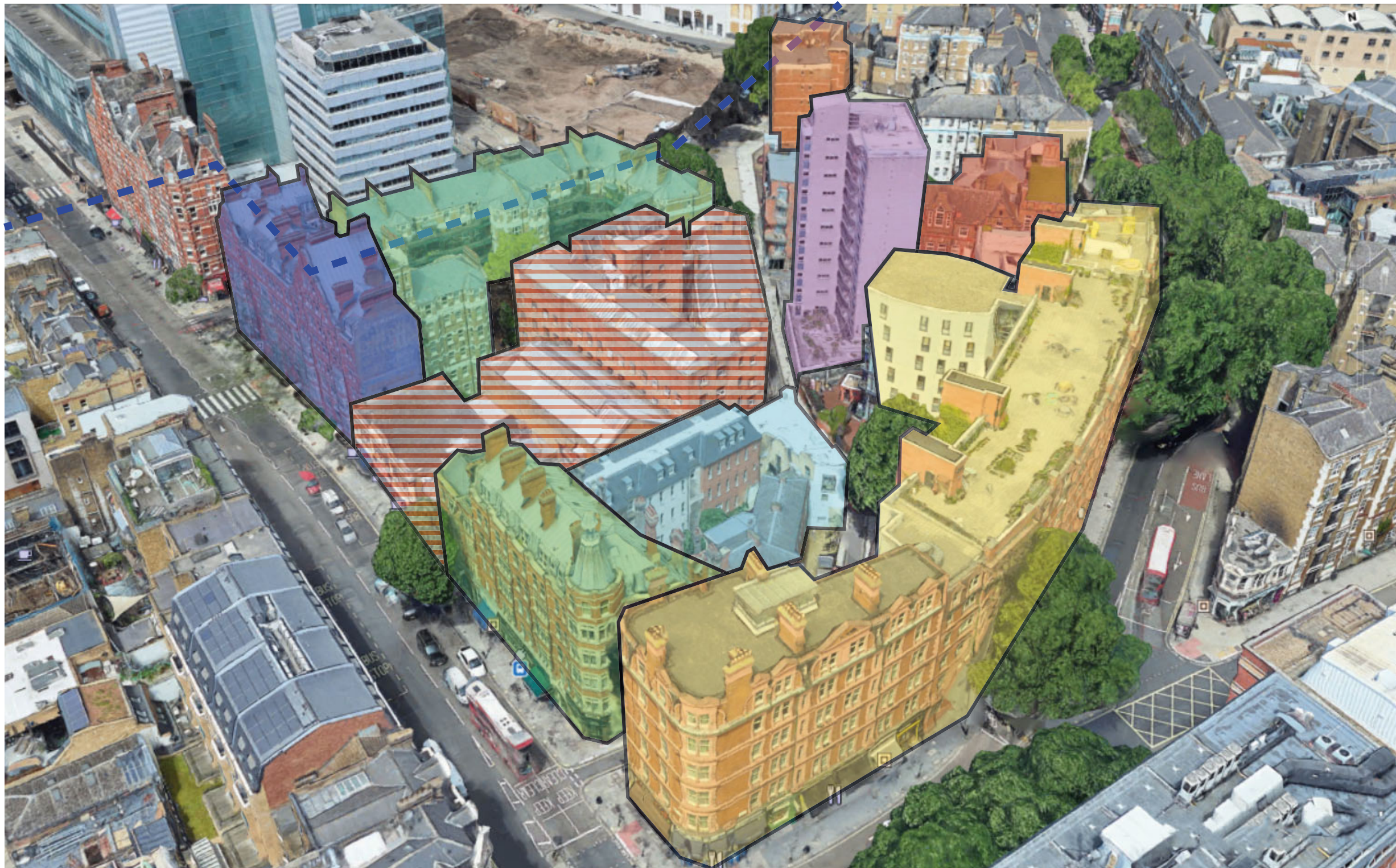
View of Affected Receptors

Appendix 10 - View of Affected Receptors

MCLAREN

KEY

-  Hatton Garden Conservation Area
-  Site Location
-  Dulverton Mansions
-  Holsworthy Square
-  Tiverton Mansions
-  11 Mount Pleasant
-  Mullen Tower
-  1-94 Gray's Inn Buildings
-  Christopher Hatton Primary School
-  Laystall Court



APPENDIX 11

CMP Consultation Summary

CMP CONSULTATION SUMMARY

This document provides a summary of the public consultation undertaken on the Construction Management Plan for Panther House and captures the feedback received throughout the two-week consultation period from 28 January to 11 February 2021.

1. Consultation on draft CMP

Given the current circumstances of the Covid-19 pandemic, a virtual and online consultation was undertaken to communicate the draft Construction Management Plan (CMP) for the approved proposals for Panther House to key stakeholders and the neighbours of the site. This included hosting construction information and the draft CMP on a consultation website and issuing a detailed newsletter to the local community.

A broad variety of channels were employed to promote the consultation in order to maximise engagement with local community, which is detailed below:

- **Consultation newsletter** – The online consultation for the CMP was promoted through a four-page newsletter distributed to 1,742 local households and businesses on 28 January 2021.
 - a. The newsletter provided details of the proposed construction programme and timeline, as well as a downloadable copy of the draft CMP and information on how they can provide their comments with a stated deadline of 11 February 2021. This allowed the local community over two weeks to provide their feedback on the CMP.
 - b. A copy of the newsletter and map showing the distribution area can be found in the Appendices at the end of this document.
- **Stakeholder letters** – Copies of the newsletter were also sent to a number of key stakeholders including ward councillors for Holborn and Covent Garden, local businesses and community groups notifying them of the CMP consultation.
- **Website** – The pre-application consultation website was significantly updated – www.pantherhousedevlopment.co.uk – and included detailed information on the construction programme and key details of the CMP along with contact information to submit comments on the CMP. The CMP was made available to download for those who wanted to review it in more detail. This was launched on 28 January 2021, in line with when the local community would receive the hand-delivered newsletter.
- **Feedback mechanisms** – Local stakeholders were encouraged to provide feedback on the CMP consultation through a variety of means; using the Freephone service (0800 307 7561) or emailing the consultation address (pantherhouse@londoncommunications.co.uk).



2. Feedback summary

Consultation Responses:

During the two-week consultation period (28 January - 11 February 2021), we received eight comments from local stakeholders. Of note, six of these were sent to the consultation email address, one came through the Freephone service and another stakeholder directly emailed a member of the project team.

Noise, dust and traffic Pollution

The stakeholder was concerned that construction works would cause noise, dust and traffic pollution, especially at a time when many are working from home. They were looking for reassurance that what was stated in the consultation newsletter and on the website would be adhered to by the project team.

Response: *The team will be undertaking measure to mitigate noise, dust and vibration as set out in section Appendix 30 of this CMP.*

Timings of work

The stakeholder asked that works start later than 8am.

Response: *The team has proposed that works will be carried out in line with Camden's standard permitted hours for building works, as detailed in section 9 of this of this CMP.*

Tram shed photos

The stakeholder stated that they had no objection to the works but asked if pictures could be taken of the tram shed.

Response: *The team has agreed to photograph the tram shed and send these to the stakeholder.*

Gray's Inn Road cycle lane

The stakeholder raised concerns that the draft CMP did not take into account the proposed new cycle lane for Gray's Inn Road and how this would impact on plans for the loading bay, relocation of the bus stop and vehicles visiting the site.

Response: *Following consultation on the draft CMP and advice from Camden Highways Department, the logistics plans have been amended taking into account the cycle lane and bus stop. Please refer to the amended Appendices*

Right to light

Two stakeholders raised concerns over how the proposed development would impact on their right to light.

Response: *Right to light has been dealt with through other processes and negotiations with affected properties are ongoing.*



Pedestrian safety:

The stakeholder asked that the CMP prioritises the safety of schoolchildren at Christopher Hatton Primary School and requested that no vehicles should visit the site during school arrival and departure times. They also requested more detail on traffic marshals to be included in the CMP.

Response: *We are proposing measures that mean that no heavy goods vehicles will visit the site during school arrival and departure times.*

Following advice from Camden Highways Department, the logistics plans have been amended. Healthy School Streets proposals will be found in Appendix 40. Traffic prohibition will be imposed during school arrival and departure times of 8:00 to 9:15 and from 3:00 to 4:00pm. The area is currently a vehicle highway. Site vehicles reversing into Mount Pleasant, at walking pace will not pose a risk to pedestrians including children. Traffic Marshals are qualified and experienced in maintaining safety. They manage, and mitigate any potential sources of site generated vehicle nuisance on the highway Please refer to revised details within the updated Appendices

Air quality monitoring

The stakeholder asked for more information to be included on minimum standards for air quality monitoring and what happens if these are breached. They also requested that data for air quality monitors is made available for transparency.

Response: *An Air Quality and Dust Management Plan is set out in Q30 and Q35, together with Appendix 30 Noise Dust and Vibration Plan and Appendix 35 Environmental Management Plan of this CMP, which includes measures to be taken if trigger levels are exceeded.*

Bus stop relocation

The stakeholder requested that the bus stop not be relocated outside of their shop as it would impact on their deliveries.

Response: *Following consultation on the draft CMP, discussions and advice from Camden Highways Department, the logistics plans have been amended taking into account the proposals for a new cycle lane and bus stop. The relocation is not required.*

Impact of works on Holsworthy Square

The stakeholder asked for more information to be included on scaffolding and other equipment that might impact the Square.

Response:

Arrangements will be confirmed after dedicated discussions during the party wall negotiation period. A specific method statement will be produced after proposals have been agreed.

3. Next steps

Following the submission of the updated CMP, we intend on taking the following steps:



- Continue liaising with stakeholders to provide updates on the construction programme and management.
- Issue construction newsletter to all those addresses previously notified with key milestone updates on the construction programme.
- Continue to update the website to reflect the latest updates on the construction programme.



4. Appendices

Newsletter distribution area: 1,742 addresses





Newsletter distributed to 1,742 local addresses

PANTHER HOUSE

COMMUNITY NEWSLETTER





JANUARY 2021



Welcome to this newsletter updating the local community on the redevelopment of Panther House, on Gray's Inn Road. The proposals, which were granted planning permission in 2017, are for the partial retention of the existing buildings with an addition of new mixed-use and high-quality adaptations to provide flexible office, retail and residential space alongside improved public realm and a new public space.

The team are preparing to commence demolition and construction work in the coming months at this site and this is the first of a series of newsletters to keep you updated on progress.

In this newsletter, you will find:

-  Information about our plans to refurbish Panther House.
-  Details on how you can comment on our draft Construction Management Plan (CMP).
-  Our outline construction programme and overview of upcoming works.
-  Information on how we will keep you informed and ways of getting in touch with us.

You can also find further information on our website – www.pantherhousedevlopment.co.uk.



Map showing site location of Panther House

ABOUT THE SCHEME

The current Panther House is a commercial office block comprising three buildings and is currently occupied as part of a property guardianship scheme, ensuring a safe and secure site. 160-164 Gray's Inn Road comprises two retail and one restaurant unit with a single floor of offices on the first-floor level. 156 Grays Inn Road is in commercial use on the ground floor with residential use on the upper floors. Brain Yard is occupied as part of the property guardianship scheme.

In November 2017, Dukelease obtained planning permission to deliver new office space and subsidised workspaces; 15 new homes, of which three will be affordable; new retail space and new and improved public realm.

A resolution to grant planning permission for revised proposals was given in 2020 but Dukelease will be building the project as per the 2017 consent.

We are now preparing to commence the main demolition works on-site.

THE TEAM



Dukelease is a property development company with a focus on central London. The company has a strong track record in design, planning and development which has given them an excellent reputation in the industry.



Erith has been appointed as the principal contractor to carry out the soft strip, demolition and basement works. The Erith Group is a family run, employee owned trust, founded in 1967 by Tom Darsey. The company has an excellent health and safety record and acknowledged reputation for their good liaison and engagement with the communities they visit. This is at the core of the company's ethos.



McLaren will be the principal contractor responsible for all of the rest of the construction process. McLaren group of companies was established in 2001 and operates in construction, property and development in the UK and UAE. The Group is passionate about creating spaces that inspire and serve customers in the private and public sector, leaving a positive legacy in the communities they serve.



CONSTRUCTION MANAGEMENT PLAN

Outline construction programme



BEING A CONSIDERATE NEIGHBOUR

We are now consulting with the local community on our draft Construction Management Plan (CMP).

The CMP outlines how we will ensure that the construction works will be managed safely and to the highest standards, minimising noise and disruption to neighbours.

You can download a full copy of our draft CMP by visiting our website www.pantherhousedevelopment.co.uk.

Working hours

We are proposing that construction works will only take place during the following days and times. These will need to be agreed by Camden Council following this consultation of the CMP:

- Monday to Friday: 8am – 6pm
- Saturday: 8am – 1pm (if agreed by Camden Council, no 'noisy works' to take place)
- There will be no works taking place on Sundays or public holidays

Noise and dust

- Noise, dust and vibration monitors will be installed, providing real time monitoring with text alerts sent to the project team if agreed levels have been breached. When an alert is received the works will cease.
- Acoustic barriers will be installed to mitigate noise.
- Air Quality Monitors are being installed in advance of demolition and will be in place throughout the construction stages.

Covid-19

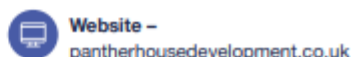
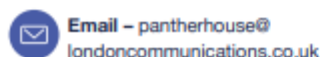
Dukelease requires all contractors to abide by Camden Council's requirements for building and construction and the Considerate Constructors Scheme, whereby contractors will commit to giving the utmost consideration to their impact on neighbours and the public. The Principal Contractors Erith and McLaren are fully committed to keeping their workforce and neighbours safe during this time.

Construction traffic

- The primary access route for vehicles during demolition and excavation will be via an entrance/exit on Gray's Inn Road. This will be supplemented by deliveries to Mount Pleasant.
- Loading and unloading activities will take place on site and off site. The existing bus stop will be relocated to allow tower crane unloading. Vehicles will also deliver to Mount Pleasant for unloading by tower crane, with temporary traffic control measures in place. Pedestrian Access will be maintained to the pavements in Mount Pleasant and Gray's Inn Road.
- Engines will be turned off immediately once vehicles arrive ready for unloading.
- Vehicles will then leave the site via Gray's Inn Road or Elm Street.
- Traffic marshals will guide vehicles to and from the site.
- There are no anticipated road closures needed for the demolition phase of the project. Road closures will be required for the installation of the tower cranes during the main works, and road surfacing to Mount Pleasant.

HOW TO COMMENT

If you would like to share your views on our draft CMP, you can get in touch with us via:



Please send your comments by Thursday 11 February 2021. We will then consider any feedback before sharing the draft CMP and your comments (which will remain anonymous) with Camden Council for their approval before demolition and the main construction works begin.



Approved new public courtyard in Brain Yard

UPCOMING WORKS: FEBRUARY 2021 TO AUGUST 2021

Following approval of the CMP, works will include:

- Establishing the site welfare for workers, including toilet and washing facilities.
- Putting up hoardings around the site.
- Installing lighting throughout the site.
- Soft strip works.
- Installation of noise and vibration monitoring.
- Demolition of some existing structures including removal of ground slabs and foundations
- Pile probing and removal of obstructions.
- Removal of materials.

KEEPING YOU REGULARLY UPDATED

During the construction programme, we will provide regular updates through newsletters and our dedicated website www.pantherhousedevlopment.co.uk

We are committed to ensuring we follow current Government guidelines on Covid-19 and will not be able to offer any face-to-face drop-in sessions for the foreseeable future.

CONTACT US

If you have any questions about the CMP or works, please do not hesitate to contact us:



Email –
pantherhouse@londoncommunications.co.uk



Freephone – 0800 307 7561



Website –
www.pantherhousedevlopment.co.uk

The main point of contact at Erith will be Cherrie O’Kane, who will be pleased to provide any assistance. She can be contacted by:



Email –
Cherrie.O’Kane@Erith.com



Freephone – 07894 259321



Screenshot of consultation website promoting CMP consultation

PANTHER HOUSE



Welcome to the construction website for Dukelease's plans for the redevelopment of Panther House, in Gray's Inn Road. The proposals, which were granted planning permission in 2017, are for the partial retention of the existing buildings with an addition of new mixed-use and high-quality adaptations to provide flexible office, retail and residential space alongside improved public realm and a new public space.

The team are preparing to commence demolition and construction work in the coming months at this site and we are now consulting with the local community on our draft Construction Management Plan (CMP). The CMP outlines how we will ensure that the construction works will be managed safely and to the highest standards, minimising noise and disruption to neighbours. You can view the draft CMP [here](#).

If you have any comments on the draft CMP, please send them to us using the contact details on this site by Thursday 11th February 2021. We will then consider any feedback before sharing the draft CMP and your comments (which will remain anonymous) with Camden Council for their approval before demolition and the main construction works begin.

If you would like to download the first construction newsletter, issued to the local area in January 2021, please click [here](#).





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OUTLINE CONSTRUCTION PROGRAMME



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