

**BELGROVE HOUSE, CONSTRUCTION WORKING GROUP  
MEETING NOTE  
6PM - TUESDAY 31 MAY 2022**

**Attendees**

Cllr Jonathan Simpson, King's Cross ward (JS)  
Debbie Radcliffe, BRAG & BCAAC (DR)  
Tony Megaro, local business & hotel owner TM  
Andrew, The Standard Hotel (A)  
Shofi Muhammod, KCBNA (SM)

Joe Ashton, Precis Advisory (JA)  
Paul Turton, CPC Project Services (PT)  
Tom White, CPC Project Services (TW)  
Katie Hughes, Gerald Eve (KH)  
Ellie Tucker, LCA (ET)

**Meeting notes**

**Purpose and format of the CWG**

**ET** ran through the format and purpose of the CWG along with a list of those local stakeholders and neighbours who had been invited to take part, noting that there were several who sent their apologies for tonight but indicated they would like to be kept up to date. **ET** explained that a link to the full draft CMP had been emailed ahead of the meeting and that there would always be two weeks' notice for CWG meetings.

**JS** suggested a couple of additional stakeholders to invite to the CWG including the Swinton Street Residents Association, the Standard Hotel, TFL and to consider the membership of the Eastman Dental Hospital CWG.

**DR** suggested that the minutes from each CWG meeting are shared on the website so that there is a record for the public or those who do not necessarily have time to attend meetings. **ET** agreed that this was a good idea.

**DR** said that a local resident may like to act as an independent chair for the meeting and that she would propose a list of potential candidates for agreement.

**Construction traffic, delivery routes and hours**

**TW** spoke to a slide showing the proposed routes for construction traffic – both arriving and exiting site. He pointed out the pit stops and explained that a marshal and organised booking system would help stop dawdling construction traffic waiting. *[Copy of the draft CMP logistics plan attached to illustrate.]*

**JS** said that he would like to get into the detail of the CMP, such as the timings of the deliveries and the group discussed what would happen with construction vehicles outside of usual hours and differing routes. *[In line with LBC requirements the draft CMP states that construction vehicle movements that cannot be accommodated on site will be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays.]*

**PT** responded that there was a lot more detail in the full draft CMP circulated ahead of the meeting and would be further developed once the demolition contractor is appointed. **PT** suggested once the



contractor was appointed, they would be able to attend and present their detailed logistics plan at the next CWG meeting.

**DR** suggested that the Camden Cyclists should be included in the discussions on construction delivery routes as Judd Street and the surrounding roads were key cycling routes. DR noted that there were a lot of Georgian Grade II listed buildings in the surrounding streets and that the construction traffic should try and avoid the residential roads. *[Provisions for cyclists incorporated into CMP Proposals and indicated on Logistics Plan.]*

**TM** said that turning from Euston Road into Belgrove Road has been narrowed by TFL and suggested that the team should consider cutting back the entrance to widen it.

**DR** reiterated **JS's** comment that they would like to see more detail on deliveries and the timing, otherwise it was hard to judge and comment on how this was likely to impact local residents.

**JS** added that it was also a through route for parents dropping children off at Argyle Primary School so it was also important for the school to be engaged and included. **ET** responded that Argyle Primary School had been invited to the CWG and would be kept up to date.

#### **Dust, noise and lighting**

**TW** spoke to a slide, explaining that dust and noise would be kept to a minimum with hoardings and monitors installed to ensure that neither became disruptive.

**DR** said it was hard to comment on the impact of noise yet and whether the CWG needed to ask the contractors to consider two hours on, two hours off – something which had been adopted on some local sites.

**JS** commented that some construction sites in the local area still make noise even when they're not technically working. He said that the CMP needed more clarity and detail on the wording 'may be a requirement for work outside these hours for activities' and lighting. *[Details of strict noise control are set out in the draft CMP.]*

**DR** said that the Friends of Argyle Square should be included in these discussions. **ET** responded that the team had been in touch with Bill Reed from the Friends of Argyle Square – he had sent his apologies for tonight's meeting but that they had met with him relatively recently.

**JA** said that the team had discussed with Bill how the new development can help to combat antisocial behaviour in Argyle Square. During construction consideration will be given to lighting around the perimeter of the site hoarding whilst getting the balance right on light pollution concerns.

**DR** said that the team should look at the way in which the London School of Hygiene & Tropical Medicine handled their construction project – that they'd been very good at communicating throughout, particularly when there was any necessary construction traffic movement out of usual hours.

**TM** highlighted that a lot of the properties along Belgrove Street are his businesses and include a hotel, B&B and offices. He said that the current Belgrove House is an eye sore and encourages anti-social behaviour and though he thought the project was positive, he had concerns about the impact of the construction site. **TM** said that starting work at 8AM might be problematic and that he would like further detail on how the team proposed to contain noise and dust. *[Details of strict noise control are set out in the draft CMP].*



**PT** said that a lot of the answers to these questions were in the draft CMP. He explained that the area around the site would be protected with a standard 2+ meter hoarding with scaffolding with full monaflex sheeting to control noise and dust pollution. Further detailed noise and dust control measures are set out in the draft CMP including rain guns, mist system and dampening down measures.

**JS** said that 100 pages is a lot to read in advance and that the group would benefit from the draft CMP being broken down into manageable chunks.

#### **Site servicing and pit road**

**TM** asked what the draft CMP meant by “site services” saying his primary concern is “visual and anti-social behaviour.” He asked for the hoardings to be nicely designed and to hide unsightly portacabins.

**PT** responded that the team were already in discussions with MSD, the end tenant, on the hoardings design and would like to involve local schools close to the time.

**DR** highlighted that as the site was within a conservation area the BCAAC would need to be consulted and would likely comment on the designs.

#### **Timings and next steps**

**ET** ran through a slide showing key next steps including this consultation on the draft CMP and submission to LBC ahead of preparatory works starting on site in late summer 2022.

**PT** said that we would be in touch to organise the next session, with the demolition contractor to present the demolition element of the draft CMP in more detail.

#### **Actions**

- LCA to circulate meeting minutes along with an invitation to the next CWG meeting
- LCA to invite additional suggested stakeholders to the CWG
- DR to suggest a chair for future CWG meetings
- CPC Project Services to liaise with the appointed demolition contractor for attendance at the next CWG meeting

END

document2