

**BELGROVE HOUSE, CONSTRUCTION WORKING GROUP  
MEETING NOTE  
6PM – MONDAY 1 AUGUST 2022**

**Attendees**

Tony Megaro, local business & hotel owner  
(TM)

Peter Flanagan, General Demolition (PF)  
Daniel Leung, General Demolition (DL)  
George Stainton, General Demolition (GS)  
Marius Apetrei, General Demolition, (MA)  
Joe Ashton, Precis Advisory (JA)  
Tom White, CPC Project Services (TW)  
Ellie Tucker, LCA (ET)

**Meeting notes**

**Purpose and format of the CWG**

**ET** ran through the format and purpose the CWG along with a list of those local stakeholders and neighbours who had been invited to attend, noting that she had received a number of last-minute apologies this afternoon.

**TM** highlighted which properties he owned and said that he was keen to understand what the noise implications would be, particularly for his hotel guests. **TM** said that he was not opposed to the development but was keen for the impact to be limited as much as possible.

**Introducing General Demolition and the team**

**PF** introduced himself and the General Demolition (GD) team, explaining that they are experienced in working in central locations in close proximity to hotels, hospitals and schools – and understand the importance of mitigating disruption. He ran through GD's accreditations and said that the team will be fully compliant with the Considerate Contractor's Scheme (CCS).

**Working hours and Programme**

**PF** confirmed that GD would comply with the working hours set by Camden Council: 08:00 – 18:00 - Monday to Friday, 08:00 – 13:00 – Saturday with no working on Sundays or Public Holidays. Any requirements for working outside of these hours will be notified in advance. **PF** relayed that GD understood hotel guests were likely to be sensitive to noise early morning, and that GD will liaise closely with **TM** as demolition progresses.

**PF** explained that breaking out concrete does not create excessive noise and GD will also be reclaiming existing brickwork from the building (for reuse on a nearby residential development) which will be a manual task.

**Sequence of Demolition**

**PF** ran through the sequence of demolition for this initial phase (September 22 – April 23), with set up from August. He explained that scaffolding will be erected to surround the entire perimeter of Belgrove House and will be fully enclosed with monaflex sheeting to reduce dust & noise.



**PF** explained that a 2.4m high timber hoarding will be erected positioned approximately 2m from the building line. The building will first be stripped to separate and recycle materials that can be re-purposed, with deconstruction to follow using a 'top-down methodology/approach.'

**JA** added that piling and excavations will take place to form an additional basement level below the existing, which will follow from February/ March.

**TM** said that the area was a target for anti-social behaviour and that anything GD could do to help would be appreciated.

**PF** responded that the site perimeter would be secure with hoarding and CCTV which should act as a deterrent for anti-social behaviour.

### **Meeting with the Camden Cyclists and consideration of local cycling and walking routes**

**PF** explained that he had met with John Chamberlain of the Camden Cyclists and walked the key cycling routes with him. He explained that the bike station on Belgrove Street would be temporarily relocated to Argyle Street and **ET** added that the team had met with the Friends of Argyle Square in the last couple of months to discuss this move.

**PF** added that GD had also made contact with Argyle Primary School as they were aware that pupils are likely to use Belgrove and Crestfield Streets to and from school. **ET** added that the team were also in touch with the school separately as there is the opportunity for the main construction hoarding to display artwork by pupils, and that the school had been invited to attend these CWG meetings.

### **Communications throughout construction**

**PF** said that GD operated an open-door policy to address matters of concern. The team would distribute a newsletter every 6 weeks initially to update local neighbours and businesses on the key demolition milestones and provide progress updates.

**PF** introduced **DL** and noted that he is the GD's Compliance Manager – based off site and independent of onsite activities. He explained that local residents and businesses would be provided with contact details for DL prior to works commencing which will also be displayed on the hoarding.

### **Monitoring of Noise, Dust & Vibration**

**PF** ran through the monitoring protocols of noise, dust and vibration and explained that the monitoring triggers an alarm if established levels are exceeded and work will stop while it is investigated.

### **Actions**

- LCA to circulate meeting minutes along with a copy of the presentation and an invitation to the next CWG meeting

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