

**BELGROVE HOUSE, CONSTRUCTION WORKING GROUP  
MEETING NOTE  
6PM – TUESDAY 28 MARCH 2023**

**Attendees**

John Chamberlain, Camden Cyclists (JC)  
Cllr Liam Martin Lane, Kings Cross Ward  
Councillor (LML)

Tim Le Sage, Mace (TLS)  
Andy Griffiths, Mace (AG)  
Sue Hardy, Mace (SH)  
Tom White, CPC Project Services (TW)  
Joe Ashton, Precis Advisory (JA)  
Peter Sockett, Precis Advisory (PS)  
Ellie Tucker, LCA (ET)  
Jack Baker-Merry, LCA (JBM)

**Meeting notes**

**Introductions**

**ET** welcomed members to the meeting, introducing herself, before asking the rest of the team to introduce themselves, followed by members.

**Introducing Mace and the team**

The Mace team introduced themselves, noting that they had taken over the site from General Demolition. They noted that they were starting the initial investigation and enabling works.

**Project update**

Mace ran through a presentation that introduced their team, consisting of **AG** as Project Director, **TLS** as Construction Director and **SH** as Head of Social Value, which included the community liaison and outreach.

**TLS** ran through the site work hours, which would be 8am-6pm Monday to Friday and 8am-1pm on Saturday's. He also noted that there would be no working on Sundays or Public Holidays unless requested by LB of Camden, TfL and the Metropolitan Police, for example crane erection or certain deliveries. If this were to be the case, sufficient notice would be given via email to CWG members, and those who had requested to be kept up to date with the plans following the recent newsletter mailout.

He noted that the noise monitoring was being replaced over the next few weeks, ready for the construction works.

He explained that major deliveries would be supplied using articulated HGVs from the Euston Road, right onto Belgrove Street, then out again via Argyle Square and then Argyle Street and Grays Inn Road. He also noted that the Santander Bicycles would be moved to Argyle Street and Crestfield Street would be made one-way for cyclists.

He then ran through the works for March and April, which included:

- Establishing the site accommodation



- Installing security cameras
- The site investigation of the existing basement construction
- Piling enabling works within the existing basement
- The trimming of trees in Argyle Sq, which was a planning condition as part of the original application. This will only involve trimming the lower parts of the trees and an arboriculturist has been brought in to make a plan, which would be carried out by an approved contractor
- The diversion of utilities, initially only Verizon.

**SH** explained the community and stakeholder engagement that the team had undertaken and would be carrying out in the future. She noted that an introductory newsletter had been sent to residents on streets near to the site, and were offered the chance to sign up for updates and for a meeting with the team. The team were also holding regular CWG meetings, such as this one, approximately every six weeks. The team had also set up a 24 hour helpline where local people could get in touch with the team at any given moment.

She finished the presentation by running through the team's contact details, which are:

- Phone - 0845 602 5761, quoting 39641, to speak directly with the Mace team
- Email - [belgrovehouse@londoncommunications.co.uk](mailto:belgrovehouse@londoncommunications.co.uk)

## **Q&A**

**LML** had two questions, first asking who had received the newsletter, and also about the contact number, which he noted was not a free number. **SH** noted that the newsletter distribution area was based on the projected area that may suffer noise disturbance, and was sent out using London Letterbox, a trusted distribution company, and could be extended if requested. In response to **LBL**'s point about distributing to the Birkenhead Street Estate, **SH** noted that if they hadn't been included, they could be sent the newsletter. In terms of the freephone number, the team noted that this could be explored going forwards. **LML** also noted that he could share a contact for the local Tenants and Residents Association.

### ***Post meeting note – the Birkenhead Street Estate was included in the original newsletter distribution***

**JC** also had two questions, first asking first if the slides could be shared with members after the meeting and also what the status of the Construction Management Plan was. The team agreed that the slides could be shared, and **TLS** explained that the CMP would have to be approved ahead of any piling work, with submission likely in May. **JC** asked if it could be shared with him ahead of submission, with the team agreeing to do this.

**LML** asked if the tree adjustments were included in the original planning application. **TLS** explained that it was a planning condition imposed as part of the planning permission and would only involve trimming the bottom of the trees so that HGVs could pass.

**JC** asked if piling works were taking place outside the hoarding later in the process. **TLS** noted that this was the case but would be in August at the earliest.

**JC** asked how often CWG meetings would be and if the next one be close to the CMP submission. **ET** noted that they are usually every six-eight week, and that the next one would fall close to the



submission date. **LML** noted that it would be good to hear about how deliveries were performing, particularly in regards to HS2 works.

**Actions**

- Team to share slides with CWG members following meeting, with the minutes
- Mace to explore freephone number for project
- Team to confirm newsletter distribution area to **LML**
- Mace to share CMP with **JC** ahead of submission

END