

**BELGROVE HOUSE, CONSTRUCTION WORKING GROUP
MEETING NOTE
6PM – THURSDAY 19 OCTOBER 2023**

Attendees

John Chamberlain, Camden Cyclists (JC)
Antonio Megaro, Megaro Hotel (AM)
Pete Tompkins, St Pancras Chambers (PT)
Saviour Caruana, Macdonald Hotel (SC)
Andy Griffiths, Mace (AG)

Neda Haghshenas, Mace (NH)
Paul Coomber, Mace (PC)
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, and then members.

Mace presentation

AG introduced Mace, handing over to **NH** who explained some of the social value work the Mace team had done, including volunteering time they had undertaken locally. She noted that Mace wants to understand the local community and have also run STEM education and career opportunities and have worked with local schools and colleges to promote careers in construction, with two students now interested in this as a career opportunity. She explained that they have worked with Camden Collective on various projects on employability skills for local people. She also noted the work with Haverstock Pupil Referral Unit to work with young people to renovate their roof garden space. Overall, £400,000 worth of net social value had been created by Mace's work and six apprentices had been recruited.

AG spoke about the construction management aspects of the project. He ran through the construction routes, explaining the work that had been done, through consultation with the council and local community and stakeholders, on the latest version of the Construction Management Plan (CMP). He noted concerns and objections to the previous proposals, which he said had been taken away and worked on, using feedback from objectors to inform how alternative options were explored. He noted that there were differences in the objections that had been received, but that Argyle Square west was the only viable location for the office and welfare accommodation, due to the main construction delivery routes and road safety prohibiting alternative options. He explained that off-site options were not viable as potential local venue owners didn't want to lease their properties for construction workforce welfare facilities. He said that the compromise position was to drop the office and welfare accommodation by a storey to single storey, in order to reduce the visual and light impact on neighbouring properties.

PC ran through the latest on the construction, with the ground floor demolition taking place, as well as the preparation of the ground floor mat for testing. He also noted that a number of service diversions had been ongoing. Deep trenching and pulling in cables for connections for the substations were occurring and the hoarding would be moved shortly. He explained that the main piling works would commence in Jan 2024. He also ran through some of the works set to take place over the next six



months, including the continued utility diversions on Crestfield Street, Argyle Square and Belgrove Street, which were making good progress, as well as the piling works and sheet piling.

PC explained how their site monitoring set-up, with the team alerted when levels too high for noise and dust, were detected. This leads to a review and changes in the construction approach to minimise disruption. He also noted that deliveries are confined to the Crestfield Street side of the site, although Belgrove Street would be used again soon once the utility diversions were completed. Some construction vehicles are also required to arrive against the traffic early in the morning, which neighbours will be notified of. He explained the agreed site hours which, would be 8am-6pm Monday-Friday, 8am-1pm on Saturdays and no working on Sundays or Public Holidays unless requested to and approved by LB Camden, TfL and the Metropolitan Police, for example crane erection or certain deliveries. If such a time was required, neighbours would be notified ahead of time.

NH completed the presentation by explaining how people can contact the team, using:

- Phone - 0845 602 5761, quoting 39641, to speak directly with the Mace team
- Email - belgrovehouse@londoncommunications.co.uk

Q&A

PT noted that he was comfortable with how the works to date had been undertaken.

JC asked if Belgrove Street would be still closed after Thames Water finished its works. **AG** explained that some works on Belgrove Street would continue in November due to UKPN works. **JC** asked if there was a possibility for cycle-only access once the Thames Water works were complete. **AG** noted that this would be looked at by Mace. **PC** noted that later in the construction schedule it would be easier to access the hotels on Belgrove Street by road.

BR noted that there had seemed to be a miscommunication around the planned meeting between the project team and the Argyle Square hotels and residents. **JBM** responded, noting that the meeting had always been scheduled for 9am on Thursday 12th October and that the miscommunication must have been after one of the hotel owners had noted their unavailability. He noted that the meeting had proceeded with one of the hotels which was conducted positively. An alternative date had been offered, as well as an invitation to this meeting, where this issue was being discussed.

BR noted concerns about the proposed welfare accommodation location, noting light and view impact, arguing that the developer did not care about resident concerns, explaining his frustration with how the project had been handled over many years. He noted some noise issues and night working issues. **PS** explained that extensive engagement had been carried out on the plans and that the team had explored alternatives to the proposed location following feedback, with compromises on the height of the set-up as a result. He explained that the proposed building would be a huge improvement to the area and that he was happy to meet to discuss the plans with residents and local businesses. **AG** explained that Mace had not undertaken any out of hours working, unless explicitly agreed with the council ahead of time. He noted that the works had been carried out by the utility providers, who are outside of Mace control as they are statutory undertakings. Overall, **BR** expressed his opposition to the office and welfare accommodation plans, arguing that if they had to, the team would find an alternative location.

AM asked how long the welfare accommodation would be in place and where they would be located. **AG** noted they would be in place until April 2026 and located on Argyle Square west. He also offered



to the team to meet as he may be able to provide alternative option for the welfare accommodation that may work.

SC asked what the parking situation would be once the accommodation was set up. **AG** noted there would be some suspension of parking bays and reallocation of servicing bays, which could be shared with **SC**. **SC** noted the substation location was a surprise, with **AG** noting that more regular comms may be required for the group on works taking place.

Actions

- Mace to explore opening Belgrove St to cyclists.
- LCA to introduce **AM** and Mace.
- Mace to check comms on substation set up.
- LCA/Mace to consider increased communications on works.

END