

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

Attendees

John Chamberlain, Camden Cyclists (JC)
Cllr Liam Martin Lane, Kings Cross Ward
Councillor (LML)
Bill Reed (Friends of Argyle Square) (BR)
Mamta Parekh (Kings Hotel) (MP)
Robert Gorrora (Crestfield Hotel) (RG)

Andy Griffiths, Mace (AG)
Sue Hardy, Mace (SH)
Paul Turton, CPC Project Services (PT)
Joe Ashton, Precise Advisory (JA)
Peter Sockett, Precise 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 noted that the meeting was an update on the previous meeting held in April. He introduced the Mace team, noting that Tim Le Sage had left the project, and that his replacement Paul Coomber was unable to join, but will be introduced in the future.

SH explained the community and educational initiatives that Mace had been undertaking, including with City & Islington College and University College London, as well as other schools and colleges in the area. There had also been 16 work experience placements in May, and approximately £82k of Social Value had been created for the local community.

AG explained that Mace had been in control of site for nearly four months and were three months into enabling and investigation works. He then explained the traffic routing, which had been designed to allow traffic to flow, as well as protect cyclists and pedestrians.

He noted that the welfare accommodation location had been objected to by some. He explained that the team had tried to soften the appearance with graphics on the face of the units and also explained the reasons for the accommodation locations. He noted that various locations had been identified and explored before the proposed location was decided on, with a number of issues ruling the other locations out. The locations are detailed in Appendix A. He explained that the team had worked through the locations with LB Camden and that the location the team were proposing was based on this process, but that he was aware of objections received.

He explained that the draft CMP was developed over the course of four months, and was submitted for consultation on 16 June with the consultation period open to 30 June. He explained that feedback will be incorporated into the final CMP that will be submitted for council review.



He noted that a number of works would be taking place in terms of utilities diversions. British Telecom works had been completed, along with Verizon. The team are waiting on a date from Virgin, with UKPN and HV works to take place next week, followed by Thames Water.

He then explained the proposed delivery routes, which are detailed in Appendix B. He explained that there would be a number of measures in place to ensure that this worked efficiently, including marshals, a booking system and the site hoardings being moved out to make extra space. He noted that the roads would not be closed, but that the parking bay would be suspended.

He also noted that noise and dust monitoring would be in place throughout the project, with an alert system in place.

He explained the working hours, which would be 8am – 6pm Monday to Friday and 8am – 1pm on Saturdays.

He finished by noting the team's contact details, including the 24 hour freephone line, which are detailed below:

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

Q&A

LML asked two questions, first enquiring whether the team had investigated using a freephone number as he had suggested at the previous meeting, and also about how the team had planned to work with HS2 traffic.

SH explained that the team had investigated using a freephone number, but that it has not been possible to have one that was monitored 24 hours a day. She did note that there were alternative ways of contacting the team, such as the email address.

AG explained that Mace is involved in the HS2 project and so he would have access to team working on it. The team will use time slots for deliveries and pick-ups and a booking system. There would also be two sides for unloading, which allows for deliveries to be held on site if required. Traffic can also be sent away if they do not arrive at the right time or are not booked.

LML asked about the booking system and if it was mandatory.

AG explained that vehicles would be given half hour time slots, allocated 48-72 hours in advance. He confirmed that it would be mandatory for vehicles to be booked in, otherwise they would be turned away. Materials are unloaded within the site currently, but when the superstructure work take place, a pit lane will be used.

JC also had two questions on the draft CMP. He noted that it was very detailed and that he appreciated that. He asked about the volume of vehicles accessing the site, noting that it was high. He asked if the summary on page 34 could be made into a simple Gantt chart. He also referenced a nearby tragedy that had occurred whilst construction traffic on another project was using roads that were not on their agreed route and outside of agreed working hours. He asked about the number of muckaway lorry deliveries, if the figures in the CMP were correct and how possible that would be in reality.



AG referenced that the half hour booking-in slots related more to the stage of the project for unloading by tower crane, rather than the muckaway phase.

He agreed that the team could share further information with **JC**, who would be emailing the team about the traffic routes.

MP noted that her main concern was with the welfare cabins and she was concerned that it would take up half the road on Argyle Square. She asked how deliveries would be made, as her hotel required laundry vans and supplies. She questioned why she had not been asked before about the location of the site accommodation and how set in stone the proposals were. She asked who was best to speak to about these issues as she didn't feel her hotel could operate properly. She also noted that she had space in her hotel that could be used as welfare facilities.

AG explained that the consultation was still open and that one-to-one meetings could be set up on request. He noted his appreciation for the offer of hotel space, before explaining that the Mace wanted their facilities as close to site as possible and that there were certain requirements for welfare facilities. He also noted that the prefabricated portacabin option was best for reasons of efficiency. He confirmed that the road was still open for traffic and deliveries.

He explained that other sites were looked at by the team, and that they would be happy to meet with the hotels nearest to the proposed accommodation location to discuss further. He explained that a number of options had been looked at before and that the team could give further detail as to the size of the units and how they will operate.

***BR** spoke, objecting to the location of the site accommodation. He noted that the cabins would be over 6m tall and cover the road. He noted that there have been local objections, including from Cllr Simpson. He thinks that comments from the team about being a good neighbour are untrue and that consultation has been non-existent. He explained that he lived in the area for the views to the square, which the team are proposing to cut off with the cabins. He said that he thought the price that local residents and businesses were paying was too great, that the light and views impact unacceptable, and are the result of a commercial development. He said that developers will normally explain plans to residents, but this project has been selfish. He also noted a potential rights to light issue. Generally, he thought that the team needed to treat people more seriously and that comms to date have been like propaganda and that the team should be ashamed.

In response, **PS** noted that he did not accept some of these comments in regards the consultation to date and that he would meet with local residents and hotels that had been requested.

Actions

- Team to meet with Kings Hotel and other nearby hotels.

***BR** experienced microphone issues at the meeting and so it was difficult for other members to hear him. These minutes are recorded to the best of the team's ability.

END