

15 May 2024

## CWG for Plots 5&6, plus Purchase St open space landscaping project

*The purpose of the meeting is to allow residents to raise issues or ask questions of the project teams and the contractors who are working on the sites Plots 5&6 (housing) and Purchase St open space.*

### Present

Slaney Devlin	Somers Town NPForum
Sarah and Lita Smith	Charrington St
Mahboobur Rahman	Coopers Lane
Ferdous	Coopers Lane
Manjola Lorenci	Coopers Lane
Stefania Pizzato	CIP project team LB Camden
Nerissa Sweeney	CIP project team LB Camden
Caisha Mohamud	CIP project team LB Camden
Louise Trewavas	CIP engagement LB Camden
Joe Lewis	Green Spaces team LB Camden
Natasha Dickinson	Community Safety LB Camden
Alan Bush (MS)	site manager, Morgan Sindall
Helen Ruddy (MS)	social value and engagement, Morgan Sindall
Devon Allsop	landscaping contractor, Maylim

### Landscaping works:

Site set up started 4th of April

Landscaping works started on the 22nd of April.

The aim is to get the area at the southern end of Coopers Lane finished in time for the memorial event in August (Everitt family)

Excavation work is taking place. Land drains are going in throughout the whole park.

### Landscaping Q&A

#### Slaney STNPF

Is that section then going to be open permanently? We're going to have access from Cooper's Lane, from Brill Place again, and you won't take it away?

#### Devon Allsopp (Maylim)

The goal is to hand it over to be done in that area and then it's done. It also depends on the planting.

#### Slaney STNPF

Could we have access to usable park by the summer holidays?

#### Devon Allsopp

The rest of the park will be closed off until mid-October apart from that area with the memorial.

#### Sarah Smith

What will the landscaping be like when finished?

Is there going to be much grass area or is it just going to be mainly like gravel or like seated and raised beds?

Is there going to be many trees left, or any other trees added?

#### Devon Allsopp

There will still be the grass areas. There is a massive area of the park that is untouched.

Most trees are being kept and there will be new trees added. There's a planting schedule and a lot of new plants are being planted

**Slaney STNPF**

I was looking at the boundaries. Are we still punching holes through the wall on the on the western side on Purchase St? Or has that changed?

**Joe Lewis, LBC Green Spaces**

The amount of brick wall that's coming down is the same as that in the approved plans in the planning application.

**Slaney STNPF**

My question is about the remaining wall on the southwest corner of the (Purchase St open space) park. It was indicated that there would be some heritage boards actually on the wall. Will you ask the museum if they'd be interested in producing them? Or working with you to get the local voices onto that narrative, (the display boards) Maybe people who used to work in the coal yards or Somers Town?

**Joe Lewis, LBC Green Spaces**

Yeah, totally agree. That conversation has already happened.

Nobody's been appointed. I think that the general view is that we wanted to get the main body of landscaping works under way first.

I know that Edit Collective have been working with the Somers Town museum and are keen to do a bespoke bit of local history interpretation or historical interpretation.

[Action Green Spaces team](#)

**Sarah**

Is it possible that we could have a copy of the landscaping plan so we can see the plans if it could be sent by e-mail, that would be great. [Action \(LT\)](#)

**Joe Lewis, LBC Green Spaces**

We've got the Commonplace page as well, [Have Your Say Today - Purchase Street Open Space - Commonplace](#) which has got all of the information updated.

**Plots 5&6 – construction update**

**Alan Bush (MS)**

At the moment, you'll see that the scaffolds are fully enclosed with sheeting and that's really just to protect the works from weather, and keep the dust in. Underneath all that, we've got the brick work going on. The windows are all in and the intention is to complete the brick work within the next 9 or 10 weeks.

Progressively, the scaffold will come down and that will commence in about 7 weeks time, so you'll start to see the building open up.

The crane is due to be dismantled on 20 and 21st of July, which is a Saturday and Sunday. Then there is a backup date of the following weekend, just in case of weather conditions.

Across the both project, both plots and we've got kitchens and carpentry due to commence in the next two weeks. The project is on course for completion in November.

**Plots 5&6 Q&A**

**Slaney STNPF**

If your crane dismantled, that means large vehicles coming into Somers Town?

**Alan Bush (MS)**

Yes, there'll be a road closure on Purchase St, which is why it's Saturday and Sunday. Hopefully the Sunday won't be required. It will only be Purchase St that's closed.

**Slaney STNPF**

Somers Town festival is 13<sup>th</sup> July so you will avoid a clash. Will access to Phoenix Court be blocked? I think it may have been before... I might be thinking of the tower crane.

**Alan Bush (MS)**

No, it shouldn't be.

**Joe Lewis, LBC Green Spaces**

What kind of maintenance period or defect period will there be for the soft landscaping as part of Plots five and six? Once you get to practical completion.

**Alan Bush (MS)**

That's 12 months.

**Louise Trewavas LBC CIP**

There's a question in the chat: If the road is going to be closed, how are the residents who park in Hampden close going to enter and exit?

**Alan Bush (MS)**

We'll have a banksman who will manage vehicles entering and leaving; it won't be an issue.

**Louise Trewavas LBC CIP**

## **Plots 5&6; Social value update:**

**Helen Ruddy (MS)**

We've been focusing on school engagements in Camden. I visited maybe six or seven schools in the past few months engaging with young Camden students to talk about careers in construction and opportunities we have in Camden and across London.

Children from key stage one art club have created artwork for our hoarding on the theme of buildings of Somers Town. We had an unveiling event and gifted them with loads of artwork materials.

Monica Paul will be taking the work forward from 4 June as I'm leaving MS.

## **Issues raised by residents:**

### **1. Noise/swearing from site**

**Louise Trewavas LBC CIP**

Issue raised in the chat: a resident says there's been a lot of noise and quite a high level of swearing and bad language coming from the workers on the site.

**Alan Bush (MS)**

I'm shocked by that. My apologies.

Everyone working on site has an induction where it is clearly pointed out to them that swearing is unacceptable. If I hear that I will be asking people to leave the site.

Action: Alan will take the issue of swearing up with workers tomorrow, at the daily 'tool box' talk.

**Louise Trewavas LBC CIP**

If residents are disturbed by shouting or swearing from the site, they should raise it with you. It's helpful if you can remind people to watch their language on the working on the site.

**Alan Bush (MS)**

Absolutely. Give me a call.

**Lita Smith**

I just wanted to thank Allan. I did raise something about the lorries, the idling when they were waiting to go on site. And he stopped it. I haven't seen anything else since, so I want to thank Allan for sorting that out.

### **2. Allocations policy for the new Plots 5&6 homes**

**Slaney STNPF**

I'd like to raise a point about the allocation of the new homes. There's a local lettings policy in Somers Town and I'm keen that people on Coopers Lane know they will have priority.

- Can we be clear that the new flats are part of Coopers Lanes estate so that Coopers Lane residents know they will have priority?
- It's also important that this is advertised ASAP to people locally so those living on Coopers Lane and in Somers Town get the opportunity to bid. When the flats in

Tessa Jowell House were advertised there wasn't enough notice locally. So it'd be good to have a plan for Plots 5&6.

- People are also wondering about the new 'Camden Living' tenure as well. If they move from a secure council or Origin (housing association) tenure – what is the consequence?

#### **Louise Trewavas LBC CIP**

I think Cooper's Lane residents can have a bit of a say so in whether they want the blocks to become part of their estate or not. But given that the TRA Hall is underneath the blocks, I think that answers probably going to be yes.

#### Actions (LT):

Clarify how the local lettings will apply and communicate this to residents.

Put the policy into the public domain.

Clarify how Camden Living tenancies work

### **3. Flats suitable for people in wheelchairs**

#### **Slaney STNPF**

How many units are there in Plots 5&6 for wheelchair users? And how many bedrooms? I know someone who desperately needs a 1 bedroom wheelchair accessible unit.

#### **Stefania Pizzato LBC CIP**

I think the accessible units might be 2 bedroom. We will check.

Action (LT and SP): Check and publish information about the number of wheelchair accessible units and the number of bedrooms in each.

### **4. Date for next meeting:**

#### **Louise Trewavas LBC CIP**

Many thanks to everyone for coming and taking part.

Let's consider the best date for the next meeting – in around 6 weeks - so likely to be end of June - eg 25<sup>th</sup> June

**NB** Parliamentary Election was subsequently announced.

This means we have to avoid public meetings during this time.

The date for the next meeting is pushed back to Weds 10 July.