

## Brill Place plus - CWG meeting 12 April 2023

Present

Residents: Lita and Sarah Smith, Slaney Devlin STNF, Henry Leak Phoenix Place

Councillors: Cllr Samata Khatoon

Contractors and officers:

- Jas Patti, Plot 7 developer
- Monica Paul, Morgan Sindall, contractor for Plots 5&6
- Joe Lewis, LB Camden Green Spaces team – landscaping of Purchase St open space
- LB Camden CIP - Nerissa S, Louise T

### Update on Plot 7

**Jas**

The tower is mostly completed. Henry (builders) hope to complete by the end of this month.

I'm hopeful this time next month we will be reporting a completed development and Henry will be decanting off site. Residents should start moving in shortly after that.

Joe Lewis (Green spaces) and I have been around site two or three times recently to agree the boundary conditions and fencing around the development, and dedicating an area for the public realm.

**Slaney**

I passed by this afternoon. I was expecting sort of low walls at the front. I think that was in the latest landscaping thing, but I thought there was a wall at this side.

**Jas**

There's two low lying benches which are on the east, south-eastern elevation along Brill Place as part of the disproportionate collapse strategy.

Along the eastern edge at the current access to the park we're putting in a low lying timber fence. This is a temporary measure to prevent people moving into the open space park once works begin in that area.

On completion, we'll start putting out some feelers for concierge and occupants for the retail units at ground floor level.

**Slaney**

Are you going to recruit locally for that?

**Jas**

We've got a management agent on board and I think they're already lined up for concierge. A development of this size needs their advice and expertise. Especially in terms of how they want to manage the development from the fire escape perspective, waste management strategy, etc. I assume they will be trying to recruit locally anyway, but it's not one of the obligations under their appointment.

**Slaney**

It's always good to have a local people, they can get into work really easily. You could use the job hub, which is at your neighbours STCA, to advertise jobs locally.

## Update on Landscaping works:

### Joe Lewis

Once we have the notice of practical completion on the tower, we'll be able to instruct our contractor. We are keen to make sure that all the reinstatement works around the tower, all of the grass, will be returned as public open space and be safe for people to use.

Timeline: I'm hoping to be able to award the contract at the end of the month. At that point we'll have a fixed start date. We expect to be on site from June 2023 and hope to finish in December 2023 – however these dates are estimates and could change.

- We'll send a letter to surrounding residents and businesses so that everybody knows what's happening and when as soon as we have more certainty.
- Once the hoarding is up, there'll also be the plans displayed on site so that people passing can get a better sense of exactly what's getting built.
- Together with Plots 5&6 it's important that people understand that the works are being coordinated. We aim to have an explicit and clear public update so that everybody knows what's happening.

### Slaney

Will the park be shut when the work's going on?

### Joe Lewis

- The main public open space part of Purchase Street Open space is likely to be closed off for the duration of the construction works.
- The southern entrance into Coopers Lane estate will be kept open longer so that people can get access, but there will be a time when even that will close.

### Henry L

Joe, if you've got to do it, then try and keep it at a minimum in terms of that Coopers Lane entrance. Coopers Lane residents will be very anxious about keeping that access through that particular route as long as possible.

I've seen some plans for the for the new landscaping and we've all given various bits of input. Have the plans changed in any way?

### Joe Lewis

Yes. We were mindful of your comment about people sitting on the picnic benches and observing the entrance to Phoenix Court so we've made some of the changes to the picnic benches.

- We've specified that they'll be bolted into the ground. However, if they need to be moved then they can be.
- We've agreed the positioning of the picnic benches will only be decided once the rest of the hard landscaping works is completed.

The picnic benches could easily be relocated into the open space to make it a more pleasurable picnicking area. If you/Phoenix Court residents want to attend the meeting on this and be part of that discussion, that discussion will take place possibly September, October 2023.

We'll make sure you get an invite.

**Slaney**

Will you start any works at Polygon Road Open space before the works to Purchase Street OS are complete? Kids are only just getting back outside after the pandemic. We just can't take away all this open space again.

**Joe Lewis**

Work on Polygon Rd open space will be sometime in late 2024 (earliest) and would be contingent on the landscape works around Plot 7 and Plots 5 and 6 having completed.

**Update on Plots 5&6****Monica**

Apologies our site manager Alan couldn't be here today, but has sent this update:

- Demolition is now complete and groundworks are due to start next week.
- So far, there's been no complaints from residents. A good relationship has been established. Alan does get a lot of questions from residents, and he's been dealing with those questions.

**Site setup**

At the moment we've got temporary cabins on the site. By the 24<sup>th</sup> and 25<sup>th</sup> of this month we'll have a more long-term arrangement with better facilities.

**Newsletters**

Newsletter will be every eight weeks, detailing progress on the actual works as well as useful information about the site, team and upcoming opportunities.

**Employment and training opportunities**

At the moment we're currently recruiting for an apprentice groundwork person. If King's Cross construction skill centre hasn't got anyone ready to start, we'll approach the Apprentice Training Agency.

**Slaney**

I was wondering what an apprentice groundwork person does.

**Monica**

Groundworks include preparing the site for the actual foundations and services. It could be anything from excavating to piling to doing a concrete pour. The apprentice will be trained in how to do groundworks and go to college as well.

**Monica**

If you know of anyone that wants to get into doing groundworks, we are offering an apprenticeship. So please spread the word for us; obviously we want someone local.

**Louise T**

I know there was some talk about the site entrance and moving the crossing that's opposite the school. Taking away the zebra crossing where it is now and creating 2 crossings, 1 to the north and one to the South of the existing one, because I think the existing one is smack opposite where the lorries turn to come into your site.

**Lita**

It's quite lively area when you get lorries going in and out. At the moment the children are on holiday, but when they're back, parents usually gather there and it's a bit concerning.

**Nerissa S**

The new crossings are going to be temporary and will take all the pedestrian traffic away from that side of the road. Everyone should be crossing to the school side before they get to the site. We need to close some of the pavement as well, so we've been working with the highways, team and transport team to identify the safest option and make sure everyone can move safely around the site as far as possible.

**Louise T**

We've had conversations with the school about this as part of a consultation on the construction management plan. The parents do gather at the entrance to Edith Neville waiting for the kids, don't they?

**Lita**

And the lorries do come on to the cycle lane as well.

**Louise T**

I think we'll take this up with the school. They may want to speak to parents and make an arrangement.

**Lita**

You seemed to take quite a few of the trees down during demolition; there were trees being lent up against the debris which still had their roots on.

Were they taken away and put somewhere until they can replant them or were they just left to die? I was horrified to see trees being left like that. I was horrified to see how many trees were taken down and how they were basically left to die. Couldn't these have been planted somewhere else? We've lost so many trees.

**Louise T**

Unfortunately quite a few trees had to be removed from that side. The tree officers usually come down and check what people are doing. They know the chances that a tree will survive the experience of being uprooted is minimal. So unfortunately, we did lose a number of trees, but there will be more trees planted as a result.

I can find a copy of the arboricultural study for you so that you can see what's going to be replaced.

**Lita**

There's so many trees that have been lost in that particular open space. They're mature trees, which you'll never get back again. All Camden does is put in twigs. Basically the trees take years to grow. And twigs are not going to help with the carbon dioxide.

Also I remember we were promised a tour of the tower before people moved in.

**Louise T**

Due to delays on the development, it's been difficult to facilitate site visits. The planners did arrange one but the invitations didn't come through this group. Apologies.

**Next meeting:**

There are 2 consecutive bank holidays at the start of May so likely to be Wednesday 17<sup>th</sup> May