

Highgate Newtown development CWG no.13 22 Feb 2023

Residents and community reps

Thanos Morphitis, Tim Steele, Sue King, Catharine Wells (Chester Balmore), Jane McWilliams (Brookfield TRA), Linda Lefevre (Friends of Highgate Library) Caroline Antiss, Eileen Wilmott (Dartmouth Park NPF), Javier Encinas

Councillors:

Anna Wright, Sian Berry, Camron Aref-Adib

Project officers and contractors

LB Camden: Luke Joyce, Maxime Tomas, Louise Trewavas
Alan Beveridge (RCKA), Ruari McCormick (Farrans), Suzanne Lutton (Farrans)

[Notes of previous meeting](#)

[Presentation pack, including actions from the previous meeting](#)

Key issues:

- impact of the development on parking and traffic in the area,
- timelines for the project and impact of works on residents
- protection of Brookfield estate grounds at the border with Block A, including changes to the garden area at 118 Brookfield

1. Parking and traffic management

Thanos Morphitis:

Current traffic management plan is poor and needs revisiting by independent consultants. Can the consultant brief be made available for comment.

CPZ needs to be split and local residents shouldn't require a petition to do this. The problem has been caused by Camden and this development, so officers should take responsibility.

Cllr Sian Berry

CPZ - I think the last consultation in 2018/19 came about because there was a petition. We should consult about splitting the current CPZ up a little bit. Highways have been able to do that before, but it might be that they do require residents to in some way ask for it. Perhaps it would help if me and Anna go directly to the traffic officers rather than making you an intermediary.

[Previous consultation is online here](#)

Jane McWilliams

Supports splitting the CPZ. Residents have seen an increase in the parking problems due to the Chester Balmore development and will see an increase again because of the additional properties in the current development. CPZ changes were introduced when LB Islington changed their parking arrangements on Dartmouth Park Hill.

Linda Lefevre There were definitely consultation meetings with residents previously (2019)

Sue King

We still have some complicated parking suspension arrangements at the end of Chester Rd (for lorries turning in) that seem completely unnecessary. Can we remove these.

Proper signage is needed in Croftdown Rd, and in the lead up to Croftdown Rd, regarding restrictions for vehicles (eg at times when children are arriving and leaving school) LB Islington has better/appropriate signage.

Catharine Wells

Brenda Busingye (Transport and Travel Planning) is the Camden officer to contact. The problem with parking has been exacerbated by the underground garages on Whittington being used to run heating pipes. That's potentially 1,100 residents on the estate with parking needs. Demand for disabled parking permits has increased. Some bays taken away for charging points for electric cars which not many people here use. Suggestions:

- Many people have requested a sign on the corner by The Star pub where the Chester Rd turns into Bertram to warn people not to turn in, it's a dead end.
- CCTV should be an essential part of monitoring what's happening with vehicles and parking in the area.

Feedback from officers: Luke Joyce

- **CPZ approach:** the requirement for the petition was the feedback from Highways. The approach is that we ask residents if it needs to change and what kind of change might help the situation.

Thanks to Cllr Berry for the useful information on the previous consultation, and any intervention from members that may help to get the appropriate changes made.

- **Parking bay suspensions.** All the bays currently suspended by the project will be reinstated when the project completes or beforehand if no longer needed. Ruari (Farrans) confirmed that the Chester Rd suspensions are still needed for now.
- **Potentially changing the hours or extension in the area.** Highways team believe the changing of the hours of parking restrictions can't be made on a street-by-street basis to avoid as this is overly complicated.
- **Monitoring** There is a commitment in the s106 agreement to cover the cost of a travel plan monitoring officer to help ensure the success of the travel plan.
- **On-site support** Together with HNCP we aim to have a building manager on site who will lead on monitoring vehicles and parking. We will also be very clear with people moving into Block A about the car-free policy and what to expect.

ACTION: Further work is needed on the issue of traffic routes and parking in the area to avoid additional problems being created by the development. Officers to liaise further with Highways and parking colleagues to highlight the issue and implement changes to mitigate.

2. Timelines for the development [Farrans presentation]

Tim Steele

Expressed frustration about the changes in dates for completion (and the buildings being open) and scaffolding being removed.

- Residents have been given a range of different dates for the community centre being reopened and information about the finish date for building work is contradictory and inconsistent.
- Work has started and scaffold been put up in an intrusive manner without residents being told first. Overall the construction work has been going on too long and the needs of residents have been ignored.

Officer response: Apologies for any misunderstandings that may have occurred regarding the timelines.

- Across the development there are a number of elements eg community centre, residential block, houses on Winscombe St, landscaping works.

- The project team and Farrans try to publicly share estimated dates for completion of works and for those aspects that may most impact on residents, such as scaffolding. These are target timelines for completion, not guarantees.
- Delays caused by the contractor may result in financial penalties, so officers are obliged to take in good faith the accuracy of timelines provided to them by Farrans.
- Beyond the dates for 'practical completion' of building works there are other factors that may determine when buildings are occupied and open. For example, HNCP has opted to do their own 'fit out' of the community centre, and they will determine the date when the ground and first floor are open and when the various services they offer will resume on site.

Thanos Morphitis

We'd also like to have dates for things like replacing the cobbles and replanting of trees.

Catharine Wells

Have lessons been learnt from the construction of Chester Balmore about how best to manage the works?

Luke Joyce/Alan Beveridge

- There have been many changes to working practices for example: we've got a client-side design team (Alan's here tonight) in terms of design and a Principal Designer role which covers health and safety. We have an M&E (mechanical and electrical) clerk of works, we also have a building fabric clerk of works. These people are on site regularly to check the quality of the build.

ACTION: Better communication from contractor and officers required regarding scaffolding, the impact of works, and repairing/replacing amenities - particularly on Bertram St.

3. Brookfield estate: garden area 118 and 120, border with Block A

Javier Encinas (Brookfield estate)

120 Brookfield has been affected by the works. 118 has lost part of its garden area and the estate grounds are affected. It would be helpful to meet on site to discuss how this area will be made good.

Cllr Berry

118 has been affected along with the people living in houses backing onto the bit of alley that's being closed. It would be good to get some improvements made within these gardens, particularly for privacy. Other Council budgets might help cover it; the DMC might be a source of information for funding this.

ACTION: Officers to copy in councillors on this.
Site visit to 120 Brookfield arranged with officers and Farrans to look at the garden and to consider and agree mitigation.

Next CWG meeting:

Likely to be end of April/beginning of May