

## Highgate Newtown Regeneration Project Construction Working Group Meeting #2

29<sup>th</sup> July 2020 6:30pm – 7:30pm

Venue: Online via Microsoft Teams

### Attendees

John Carrier	HNCC
Ellen Gates	Dartmouth Park Neighbourhood Forum
Sue King	Chester Road
Catharine Wells	Chester Road Leaseholder Association
Matthew Saunders	M & M Demolition
Kate Cornwall-Jones	LBC Officer
Luke Joyce	LBC Officer
Dieter Kleiner	RCKa
Brendan Mullens	LBC Officer

### Meeting Notes

#### Actions from Previous Meeting

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- **Social Distancing / Highways Review** - Highways response is that the footpaths are considered adequate to allow pedestrians to distance themselves. Additional measures to widen footway likely to reduce parking.
- **Updated Terms of Reference** - Remit now incorporates the construction period as well as the demolition period.
- **Documents uploaded to Website** - The revised DMP, Consultation Responses Q&A, Updated Terms of Reference & CWG notes were uploaded to the webpage.
- **Traffic Marshalls / Highways Review** - Highways reviewed the request and responded that there was no need for Marshalls on streets other than Bertram Street. Their reasoning was due to the streets being one way and already navigated by buses on a frequent basis. The trucks for this site are smaller than standard.

## Demolition Update

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- Works are scheduled to commence on 24 August 2020 – initially with the mobilisation stage. This start date is subject to DMP approval and communication with local residents will be made in advance via a letter drop newsletter.
- The formal DMP consultation periods have closed, however residents may contact the planning officer directly with any comments up until a decision has been made. The DMP was resubmitted to the planning officer on 28 July 2020 along with the DMP Q & A document. In the instance of any concerns regarding works on site and their compliance with the DMP, residents are invited to contact the demolition contractor, the project team and the planning officer.
- Current Hours of Operation are expected to remain as per the DMP submission, despite government advise for allowing extended operating hours.
- Normal operating hours will be 8am until 6pm Monday to Friday with HGV Rigid's not permitted before 9am or after 3pm.
- An estimate of the daily vehicle movements has been prepared and can be found at the end of the meeting notes. The estimate is likely to be reduced by recycling of materials onsite – crushing and retaining concrete for the main works contractor.
- A demolition audit will be prepared prior to commencement and will be uploaded to the webpage.
- The project team will investigate options for a public noticeboard displaying the newsletters. Once the library has been opened, the newsletters will be made available along with the DMP in hard copy.
- Once the welfare is setup onsite, residents will be invited to attend for a meeting with the project manager to discuss any matters. A meeting will be available by appointment for all those who are interested – details for this will be distributed in future newsletters.
- Air quality monitoring was initially organised by the project team due to the requirement to develop a baseline 3 months prior to the commencement of works. Whilst the contract for air quality monitoring lies with the project team directly, the contractor will be responsible for managing the air quality throughout the demolition.

## **Programme & Next Steps**

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- Demolition works are forecast to be completed by the end of November, with the main construction works planned to commence in January 2020. The commencement of the main construction work is dependent on the timely submission and approval of the construction management plan that will be developed by the appointed contractor.
- Following the appointment of the main contractor, further CWG meetings will have the opportunity to review the Construction Management Plan and provide input.
- The next meeting will be scheduled for Wednesday 30 September 2020.