

Highgate Newtown Regeneration Project Construction Working Group Meeting #3

30th Sep 2020 6:30pm – 7:30pm

Venue: Online via Microsoft Teams

Attendees

John Carrier	HNCC
Ellen Gates	Dartmouth Park Neighbourhood Forum
Jane McWilliams	Brookfield Estate TRA Chair
Catharine Wells	Chester Road Leaseholder Association
Oliver Lewis	Highgate Ward Councillor
Matthew Saunders	M & M Demolition
Kate Cornwall-Jones	LBC Officer (Chair)
Luke Joyce	LBC Officer
Rhiona Williams	RCKa
Brendan Mullens	LBC Officer

Apologies

Meeting Notes

Actions from Previous Meeting

- **We Are Camden Website** – The website for consultation is now being actively utilised for document sharing. The approved Demolition Management Plan, pre-demolition audit, newsletters and the Construction Working Group documents are all uploaded and now available.
- **Public Notice Board Options** – The request for a public notice board was sent to Camden's transport planning team for approval. Following this a notice board has been provided on the corner of Bertram St and Chester Rd.

Demolition Update

- Works commenced on 24 August.
- Medium level buildings have now been demolished and site clearing is well underway. Currently ahead of programme and

experiencing minimal issues. FYA and wood workshop outstanding.

- Concerns raised about the recycling and salvage of materials.
ACTION: Wooden uprights from FYA to be provided to Wood that Works.
- Plants have also been recycled to neighbouring properties.
- Dust suppression methods being utilised onsite in accordance with the Demolition Management Plan. Notifications to contractor and Camden if levels are reached or exceeded. Noted that it is dust suppression and will not completely eradicate dust.
- Positive response received from CWG member on suppression methods when inspecting on site.
- Whilst the project originally intended to retain crushed materials onsite to avoid vehicle movements, this was not found to be required after clarifying with the main works contractors during the final tender queries.
- Vehicle Routes – Query was made about heavy vehicles traveling down Croftdown Rd off Chester Rd.
ACTION: Following completion of meeting, confirmation was received that the particular vehicles identified were not related to M&M Demolition.
- Minimal complaints have been received to date, mostly relating to dust and confirmation of traffic routes. Onsite management have proactively visited residents to address their concerns in a timely manner. Noted that lorries have covers for the trays and wheels are washed down when leaving site.
- 118 Croftdown Rd – Reductions in the communal gardens are required for the redevelopment of HNCC. The garden areas are currently being reconfigured following resident consultation to better utilise the remaining space.
- 116 Croftdown Rd – Lush Landscapes were undertaking work for clearing the residents sheds, including offsite storage and installing new sheds.

Programme & Next Steps

- Demolition works are forecast to be completed by the end of November, with the main construction works planned to commence in January 2020.
- We are in the final stages of appointing a contractor for the main works, having completed the tender process.
- 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, the next CWG meeting will provide the opportunity to review and input into the draft Construction Management Plan.
- The next meeting will be scheduled for Wednesday 25 November 2020 or sooner, depending on the availability of the draft CMP for review.

Any other Business

- Alleyway behind Bertram Street has been stopped up, with a review of the intended incorporation of this land into the Brookfield Estate underway. This will be progressed in consultation with the Brookfield Estate. In the instance where the alleyway is incorporated into the Brookfield estate, any remaining rear gates (excluding 53 Chester road which is to be kept separate) would be blocked up. Adequate fencing and security would be ensured and consulted on before making any decision.
- A separate gate has been installed at the entry of the alleyway to retain access for 53 Chester Road.