

Highgate Newtown Regeneration Project Construction Working Group Meeting #5

27th Jan 2021 6:30pm – 7:15pm

Venue: Online via Microsoft Teams

Attendees

John Carrier	HNCC
Ellen Gates	Dartmouth Park Neighbourhood Forum
Thanos Morphitis	Bertram Street Resident
Catharine Wells	Chester Road Leaseholder Association
Oliver Lewis	Highgate Ward Councillor
Linda Lefevre	Friends of Highgate Library
Eileen Willmott	Local Resident
Linda Christian	Ikon Consultancy
Christos Kouge	Ikon Consultancy
Mel McMahan	Farrans
Cathal Montague	Farrans
Sarah Fearon	Farrans
Kate Cornwall-Jones	LBC Officer (Chair)
Luke Joyce	LBC Officer
Jagdish Tak	LBC Officer
Brendan Mullens	LBC Officer
Dieter Kleiner	RCKa Architects

Apologies

Cllr Anna Wright, Sue King

Meeting Notes

Actions from Previous Meeting

- **CMP Feedback Review** – A revised CMP was uploaded to the Consultation webpage, which factored in responses to all feedback received during the consultation period.
- **118 Croftdown Road Landscaping Improvements: Photos**

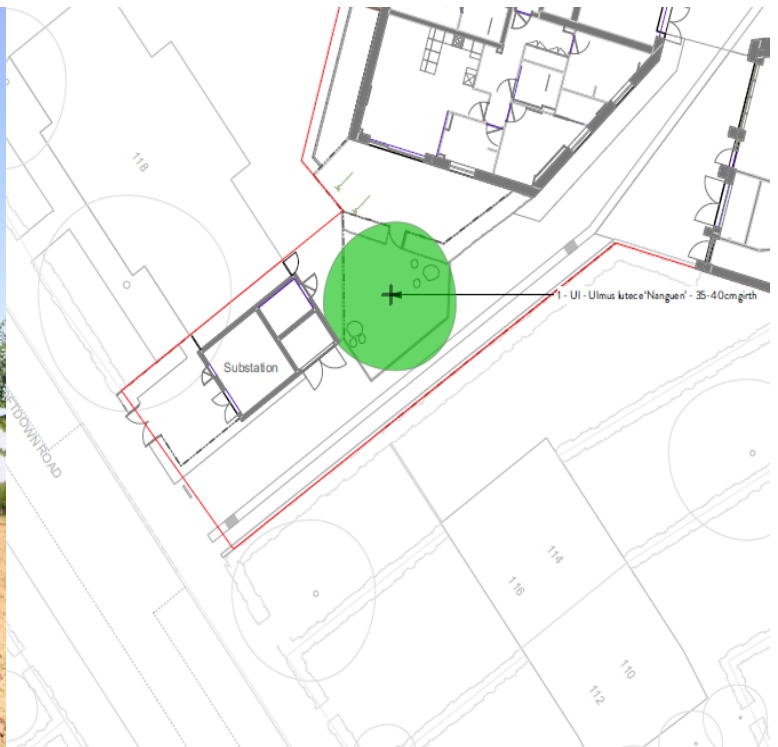


Construction Management Plan

- The Construction Management Plan has now been updated, and submitted to planning for approval to commence works.
- Key changes to the CMP include:
 - Updated Vehicle Movement Route: A one way system will be implemented for the majority of vehicles entering the site. Vehicles would enter Bertram Street, drive through the site and exit out onto Croftdown Road, turning right onto Croftdown Rd and heading past the school before navigating onto Raydon Street and back to the main network. Larger vehicles such as articulated lorries, would need to still reverse into site and drive out Bertram St.
 - Vibration, Noise & Dust: Monitor locations have been confirmed throughout the site with respect to the sensitive neighbours.
 - Traffic Marshalls: Additional traffic marshalls have been provided onsite to facilitate the one way traffic system.
 - Bertram Street Cobblestones: These will be fully repaired at completion of the project, with the projects S106 funding allocation.
- Bertram St Entry Tree: It was also confirmed in the meeting that the project would replace the tree on the corner that is requiring removal for the works, with a mature equivalent (as near as possible) upon completion of the works.
- Communication with Locals: Notice boards will be onsite once Farrans commence and Newsletters may be issued to update residents (pending decision on distribution of materials due to covid). The wearecamden consultation page is also useful for disseminating information to residents and the construction working group meetings are open to the public.
- Safer Streets / Healthy School Streets: The projects vehicle movements are in line with the safer streets requirements as restrictions are in place within the CMP for preventing deliveries during school pickup/drop-off times.

S73 Application – Tree Removal

- In order to facilitate the one way traffic system, the Oak tree between 116 and 118 Croftdown road will need to be removed.
- The proposed replacement tree is an Ulmus Lutece 'Nanguen', of a mature size (35cm girth, 6-7m height at purchase, 2m clear stem length).
- The tree was proposed by local residents and has been discussed with the tree officer who has stated that it is an appropriate replacement.



Programme & Next Steps

- The commencement of the main construction work is planned for March 2021 - dependent on the timely approval of the Construction Management Plan. Works will be completed by June 2022 - if programme is achieved.
- Future meetings will be tentatively booked as follows:
 - Wednesday 31 March 2021
 - Wednesday 26 May 2021
 - Wednesday 28 July 2021
 - Wednesday 29 September 2021
 - Wednesday 24 November 2021