

Highgate Newtown Regeneration Project Construction Working Group Meeting #6

26th May 2021 6:30pm – 7:30pm

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
Sian Berry	Highgate Ward Councillor
Anna Wright	Highgate Ward Councillor
Linda Lefevre	Friends of Highgate Library
Eileen Willmott	Local Resident
Linda Christian	Ikon Consultancy
Christos Kouge	Ikon Consultancy
Mel McMahon	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
Khyrun Kalam	LBC Officer
Aimee Djengiz	LBC Officer
Dieter Kleiner	RCKa Architects

Apologies Brendan Mullens

Meeting Notes

Actions from Previous Meeting

S73 Tree Removal

- The S73 application was submitted and comments from tree officers are outlined later in the presentation.

Section 106

- As part of the planning consent for the development, the Council Development Team has entered into a (Shadow) Section 106 Agreement, also covering Section 278 of the Highways Act. A Highways Contribution

payment of £165K is set out in section 2.23, covering damage to the public highway on Bertram Street and Croftdown Road amongst other things. The document can be viewed at:
<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:%222016/6088/P%22>

School Safety

- Safer Streets and Highways Street Scene initiatives - there has been liaison with the Highways Team on school safety as part of the CMP. The delivery restrictions (No deliveries between 08:30 and 09:30 and 15:00 and 16:00) agreed through the CMP process will be sufficient to address any future changes.

Council Tree Officer Comments

Bertram St Entrance:

Appropriate species would be *Parrotia persica* vanessa (Persian Ironwood) or *Sorbus thuringaica* Fastigiata (Hybrid Whitebeam).

Tree Sizes:

Trees should be semi-mature specimen of (20 – 25cm girth) at time of planting.

S73 Tree replacement:

Additional tree to be provided within local vicinity as offset for loss of canopy on plane tree removal – either within Brookfield estate or elsewhere.



Project Update

- Site establishment including instalment of haul road and site welfare setup inside existing Gospel Hall.
- Reduce level dig to Block A.
- Reduce level dig to Block B including install of pilling platform.
- Removal of muck on site.

Upcoming Works

- Complete reduce level dig.
- Complete site establishment including instalment of wheel wash system for construction vehicles.
- Commence excavation and pouring of concrete foundations.
- Continue muck away works.

Community Engagement

Farrans are dedicated to leaving a lasting legacy

- We are committed to delivery social value and help create a thriving economy underpinned by the skills set of the local people.
- Farrans will keep resident informed of works happening onsite , provide a look ahead for the next quarter and good news stories/community engagement via a quarterly newsletter and notification updates as and when necessary.

Actions

Section 106

When adding density to an area, more living in that space, part of S106 would be adding value, not just necessarily renovating, dealing with the damage caused by the construction or demolition.

Action: LBC to advise what added value things are set out in the Section 106, that this project will do, produce a summary of events that will deliver added value and monitor delivery through the Construction Working Group.

Action: Sarah, Farrans to report back on social value targets that are tied into the S106

Lessons Learned

Planning Permission - S73 granted to remove plane tree, this changed traffic flow to a one way, change came as the contractor looked at the best way to do the build, making use of Croftdown Road. Officers will keep residents informed, and attempt to get it right first time, but the contractor must advise how they can deliver the job, planning permission is granted much earlier in the process.

New Tree Planting

We now have a need to plant another tree in the area, would it be a good idea for that tree to be an elm (Lutece 'Nanguen') as suggested by voluntary tree officer for Dartmouth Park Conservation Area Committee (DPCAAC).

Action: If anybody would like to suggest a location and species for this tree, do get touch with Brendan, Luke, Kate or Jagdish. Options of possible tree location and species to be presented at CWG.

Action: Additional tree is being planted on Bertram Street Southern end. LBC to advise on the species of the tree that was cut down.

One Way System

Lorries going down St Albans Road, is a concern, closing off one arm of the triangle, we were never told this would be the case, many incidents have been reported.

Action: S73 signed off, which allows us to take down the London Plane tree on Croftdown Road in the next few days, cross over/T Junction works scheduled for next week (initiated by Safer Streets), this should enable the one way system and better traffic flow.

Action: Farrans to take a future look at envisaged lorry frequency, plan of deliveries and lorry frequency to be produced for presenting at CWG's.

Parking Suspensions

Vehicles should not be parked and idling where parking suspensions are in place, we carried out auto tracking of five different size of vehicles to safely pull on from Dartmouth Park Hill on to Chester Road, then down to Bertram Street and that's how the number of required parking suspensions were determined.

Action: Copy of the CMP passed to supply chain, so they know which routes they should be taking, the supply chain are on a final warning to stop idling and not to use any roads not specified in the CMP. If this is not followed, we will move to the next step in disciplinary. We agreed with the planners that St Albans Road would not be used.

Lessons Learned

Spoke to the MD of the Day Works team about their lorry drivers and if we find they are ignoring instruction, they will not be back to site, we had to make an example of this at Parliament Hill to get it enforced.

Action: We are monitoring and will follow through with our sub - contractor on HNCC if we need to.

Community Engagement

What initiatives are available for supporting young people such as the apprenticeships.

Action: Sarah to communicate with Khyrun to get information to young people in addition to Kings Cross Construction skills centre.

Action: Farrans/LBC Put up notice's on Croftdown and St Albans Road that if anyone see's these large lorry going the wrong directions they should report it.

Action: Farrans – make residents feel there is a response to the complaints, by letting them know how they should report it via contact numbers on the notices as this is not meant to be happening, and won't happen again and to actively give feedback to the residents where there has been enforcement.

Action: Farrans – Sarah we deliver quarterly paper newsletter updates via London Letterbox, we hope to include good news stories of local people joining the apprenticeships, virtual programme, please get in touch Camden@Farrans.com.

Action: Farrans to leave a number of paper copies of the newsletters in the library as it is now open.

Action: Farrans– Sarah to inform Bertram Street residents via another newsletter drop to inform them of the short term time linings for the next 3 -4 weeks of how the traffic will be moving.

Construction Management Plan

26 spaces to be suspended Tuesday and Thursday for the duration of the project in the CMP it says these spaces are to enable the low loader to access the site, 16 visits low loader 8 visits with mobile crane, why do suspensions have to be over 120 days. 26 bays located on Chester Road and Swains Lane and Bertram Street.

Action: Farrans to amend articulated lorries/low loaders information as recorded slightly incorrectly.

Transport officer said best option is the easiest way to prevent confusion, to block out the suspensions on Tuesday and Thursday.

Action: Farrans will look at the block booked suspensions with LBC Transport manager to see what else can be done, and consider the option to put out cones if we need the spaces, and not put them out if not needed.

Delayed Start Date

There was a delay due to lack of sign off of the CMP, there was a one month delay to the start date, accommodating the above mentioned changes , 60 week construction programme is still on target.

Any Other Business

With extra traffic and doubling residents in area, is a Croftdown Road delivery possible? i.e. registration of new addresses, to reduce future traffic down Bertram Street.

Action: LBC to check with Street Naming and Numbering Team. Royal Mail will allocate post - codes so need to check.

Closing off triangle, parking suspensions, HNCC construction, future works to number 2 Chester Road number of parking spaces taken up for HNCC, parking taken up to put up bicycle stands, all those things together put a huge pressure on

an already densely populated area, with a lot of need and a lot of people. Is this the right time to do all these changes at once?

Increased number of disabled parking is needed in the area. Deliveries will need vehicles to deliver and those that use a vehicle for a living.

Action: LBC to ensure communication across teams.

Programme & Next Steps

- The commencement of the main construction work commenced in May 2021 - Works will be completed by June 2022 - if programme is achieved.

- Future meetings will be tentatively booked as follows:
 - Wednesday 28 July 2021
 - Wednesday 29 September 2021
 - Wednesday 24 November 2021