

Highgate Newtown Regeneration Project Construction Working Group

Meeting #9 – 9th March 2022



AGENDA

- | | | |
|----|-------------------------------|---------------------|
| 1. | Welcome & Introductions | Kate Cornwall-Jones |
| 2. | Actions from Previous Meeting | Luke/Arthur/Farrans |
| 3. | Works on Site | Farrans |
| 4. | Upcoming Works | Farrans |
| 5. | Programme Update | Arthur |
| 6. | Open Forum | All |
| 7. | Any Other Business | All |

Actions from Previous Meeting

Action - To highlight personalised resident/stakeholder consultation going forward on future parking arrangements with relevant LBC team.

Update: As part of the planning process we will be developing a Servicing Management Plan, Parking Management Plan and Community Facility Management Plan together with HNCP (HNCC now re-named as Highgate Newtown Community Partners). We can provide further updates at future CWG meetings.

Action - To check with LBC teams what the process is/what the possibility of proposing Croftdown Postcodes for 34 flats are, and what the next steps are.

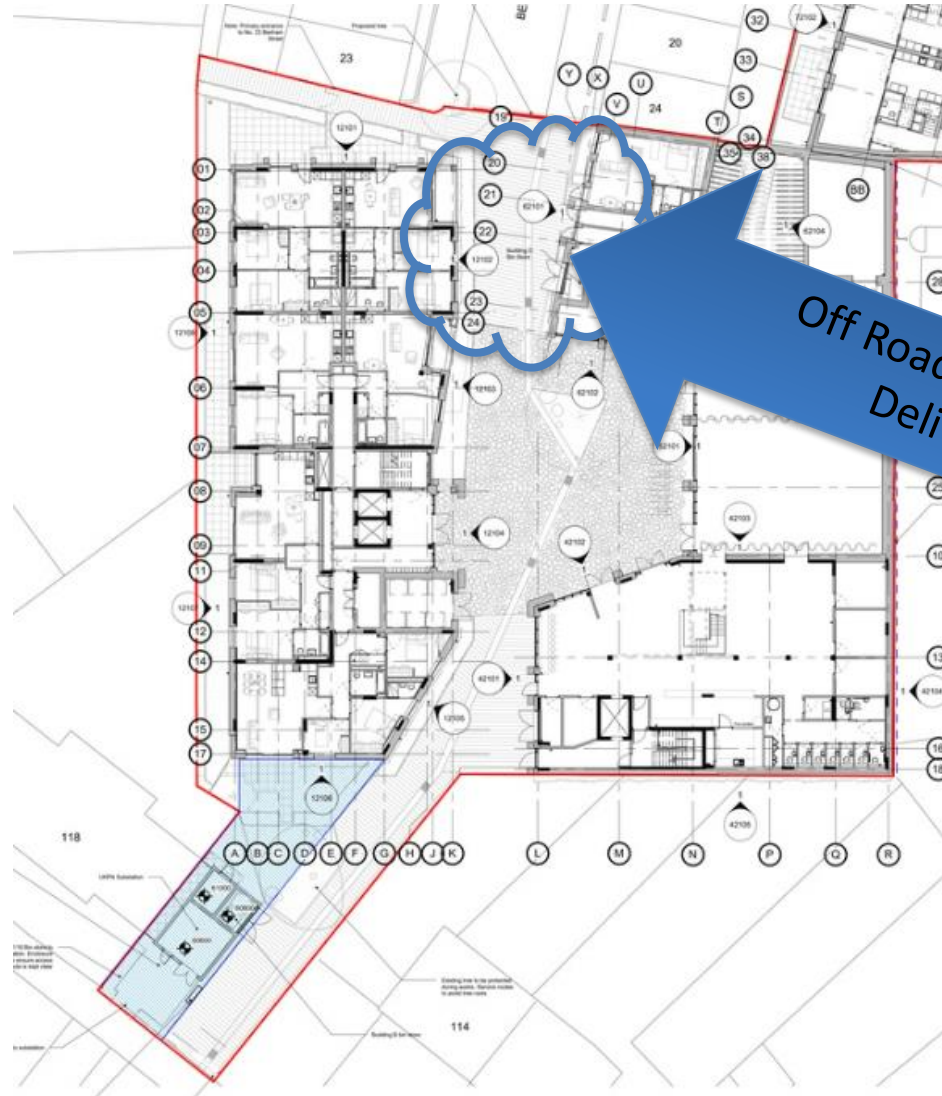
Update: Meetings held with LBC Highways, Planning and Street Naming & Numbering teams. Further details provided on the following slide.

Postcode Update

View = ●



View = ●



Actions from Previous Meeting

Action - Sarah & Wood That Works to arrange a meeting to continue recent discussions and agree a way forward.

Update: Sarah met with "Wood That Works" and agreed support for future activities with no further actions required.

Action - Farrans to bring trucks down Croftdown Road where possible and endeavour to use the one way system as much as they possibly can.

Update: Deliveries have been using Croftdown Road where possible. An update on this and the one way system will be provided later in the meeting.

Action - Farrans to arrange for roads to be kept clean if large deliveries create an issue and local residents to be informed and included in activities that might affect them.

Update: Traffic marshall activity has increased and is more focused. Road is cleaned after any issue created by Farrans deliveries. Communication takes place directly with affected residents and via the newsletter.

Actions from Previous Meeting

Action - Review how Section 106 resource can be stretched as far as possible and ensure residents are involved in how that resource is used.

Update: Contributions are made by Camden as developer through the Shadow Section 106 Agreement for very specific things:

- Carbon Offset Contribution
- Construction Apprentice Contribution
- CMP Implementation Support
- Deferred Affordable Housing Contribution
- Highways Contribution
- Pedestrian, Cycling & Public Realm Contribution
- Travel Plan Monitoring Contribution

Actions from Previous Meeting

Action: Project Development Manager to meet Tree Officer on site to discuss constraints such as emergency access, possible damage to tree roots, etc. look at viable options on location and trees to bring back to the meeting. To involve Eileen on tree species, and liaise with Jane on location.

To be updated at next CWG – May 2022

FARRANS

A CRH COMPANY

Project Update



Progress, lookahead and
community engagement



FARRANS CONSTRUCTION

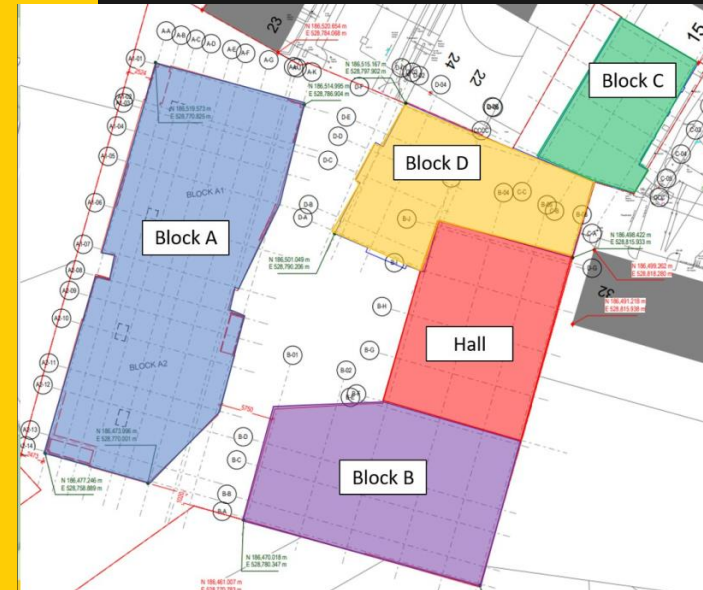
FARRANS CONSTRUCTION

Concrete and steel frame complete Elevation works underway

Concrete frame nearing completion with the final roof pour planned for this week

All sub structure works and ground floor
slabs complete
Steel frame nearing completion

Continued install of underground services and ducting
New sub station works progressing with the sub structure works nearing completion





FARRANS CONSTRUCTION



Upcoming Works

- Installation of elevations including windows and brickwork
 - Installation of remaining steel
 - Commence roofing works and internal fit out
 - Continue install of underground services and ducting
 - Complete the new sub station – ready for power on
 - Plans being developed for loading bays at rear of Block A to receive materials and move them on to site
-
- Reduction in traffic movements as concrete work is finishing and no longer drawing ground materials away
 - Upcoming activities on site will create less noise
 - Less likely to need to extend working hours after 6pm



Traffic Management Plan Notice →



Due to a live drainage system needing to remain in use a one way traffic system is no longer feasible. Farrans intend to bring the larger deliveries along Chester Road and reverse down Bertram Street supervised by traffic marshals.

When exiting site, they will drive on to Bertram Street and then on to Chester Road.

Articulated vehicles will continue along Chester Road and smaller vehicles will travel on to Raydon Street.

Traffic Management Plan Notice →

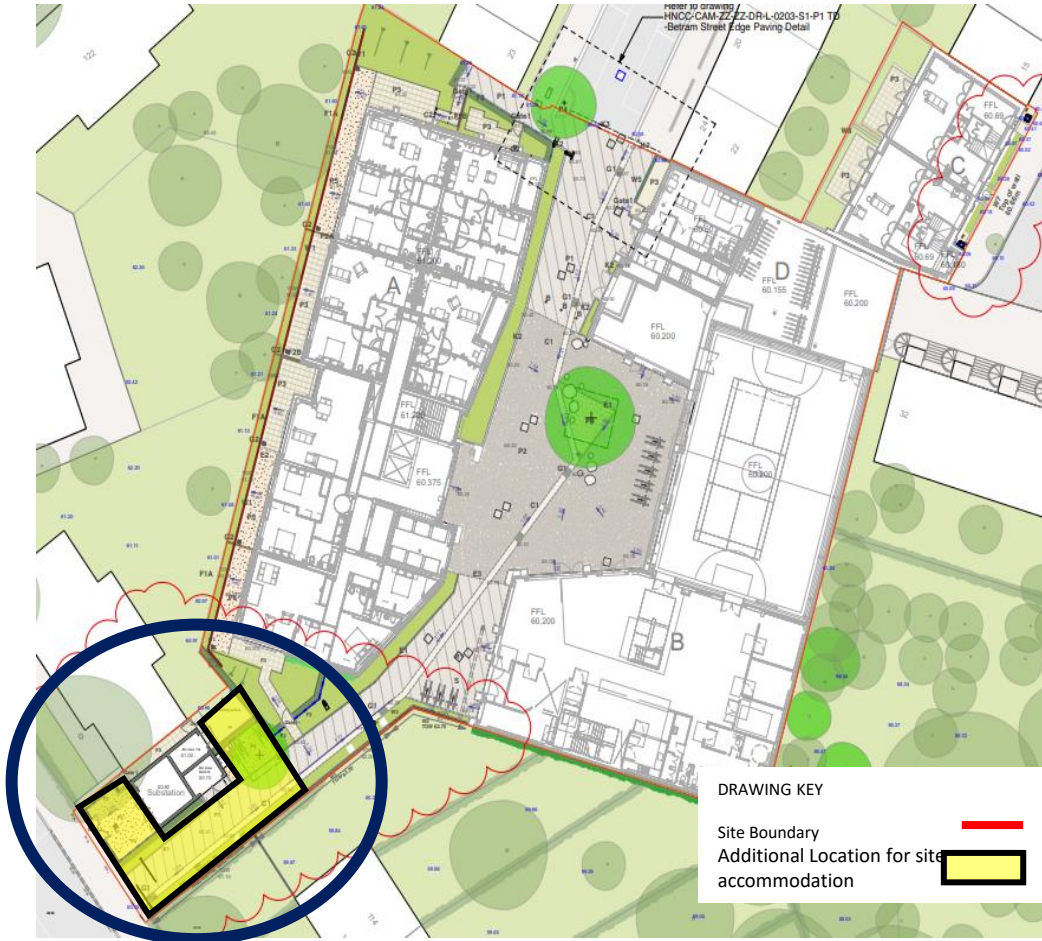


To limit the deliveries using Bertram Street, Farrans will utilise the site entrance at Croftdown Road for smaller delivery vehicles such as vans and small box lorries where possible.

Deliveries will approach the site from Croftdown Road. When leaving site deliveries will continue along Croftdown Road, onto Chester Road and then onto Raydon Street.

There will be no pedestrian access possible at Croftdown Road.

Additional Site Welfare



As the project moves to the final stages there will be more workers on site and to ensure Covid controls are in place there is a need for additional site welfare and storage units.

Farrans are proposing to utilise the rear of the site, where a vehicle route is no longer feasible, to locate 6 containers, with 3 on ground level and 3 stacked above.

Social Value Targets



School/Curriculum
Based Activities /
College Site Visits

3/2

School/College
Site Workshops

9/4

Work
Experience

13/24 weeks

Apprenticeships

2/6

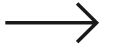
Number of Local Roles
created

10/5

Locally Procured Goods
and Services

4.8/10%

Community Engagement



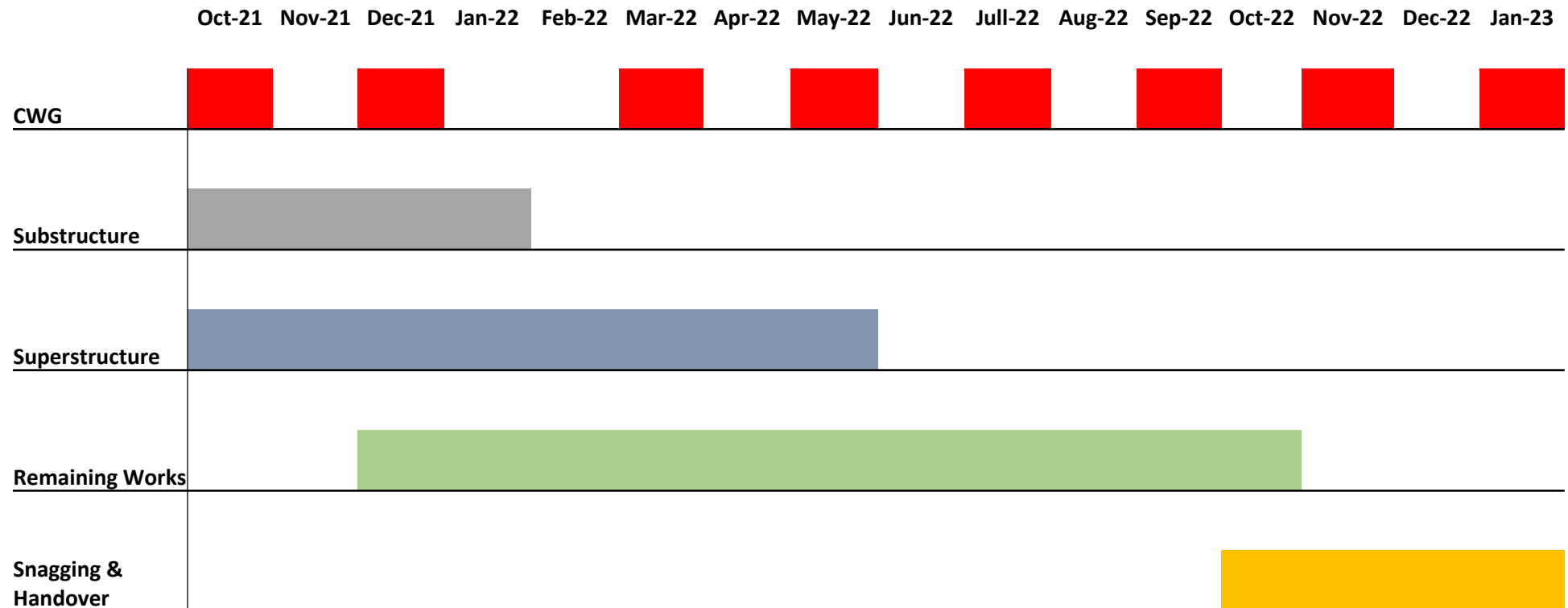
Additional Community Engagement Activity includes:

- £100 of food recently donated to Camden Food Bank
- Worked with the Single Homeless Project and youth group to promote Careers in Construction
- 3 Team members signed up to STEAM talent Pledge
- 2 Meet the Buyer Events
- Regular updates via letter & newsletters

Farrans are exploring the potential for a community artwork project and other opportunities to promote careers & work experience.



Programme Update



Any Other Business

Upcoming Meetings TBC:

Wednesday May 2022

Wednesday July 2022

Wednesday September 2022