

Highgate Newtown Construction Working Group 21 Sept 2022

Present:

Ward councillors

Anna Wright
Sian Berry
Camron Aref-Adib

Residents

Thanos Morphitis (Bertram Street)
Catharine Wells
Eileen Wilmott (DPNF)
Lizzie S (Chester Rd)
Linda Lefevre (FoHL & DPNF)

Contractors

Farrans Ruari McCormack, Suzanne Lutton
RCKA architects Dieter Kleiner, Alan Beveridge

Camden officers from Regeneration and CIP

Luke Joyce (chairing), Maxime Tomas, Louise Trewavas

Matters Arising

Query from councillors about the lack of lighting on hoardings around the Chester Rd site/Colva Walk. Officers confirmed that this is being considered for an upgrade, but we need to install a suitable electricity supply. The current lights are solar powered.

ACTION: LT to provide an update for councillors

Actions from last meeting: [\(see slides in presentation pack\)](#)

Discussion and ongoing

1. LBC to demonstrate how parking measured in CMP will be enforced going forward.

Luke

- A number of visits from the enforcement team has taken place.
- We have been working with the site at the top of the road (Chester Rd hostel site) to provide space for contractor vehicles. This should remove them from the surrounding streets.

Ruari (Farrans)

We have a number of vehicles parked on the Chester Rd site, but we still do have the odd one or two vehicle which needs to park closer to site. I believe the issue has improved since the parking at Chester Rd has been available.

Thanos

There's still two or three contractor vans parked in Bertram and Winscombe Streets every day. The only day that there's been no contractor vans was last week when the Camden officers had a walkabout. There is parking available up the road. I don't see why it's not been fully resolved.

Ruari (Farrans)

If there's still a car or vehicles parked that you think is part of the construction send me a picture overall or what the number plate is. We'll see if it's ours.

2. Investigation of alternatives

Luke

The alternative is to see if vehicles can be parked at the Whittington (underground) garages. Unfortunately a contractor, Gem, is still occupying the parking space.

Maxime Tomas

Different council departments have a claim on this space, so it's not simple to get hold of it. At this stage Chester Rd car park is available until the end of October. We're continuing to look for back-up options.

3. Conversations about collaboration on local signage

Cllr Berry had suggested there was a local project to improve signage that it would be worth collaborating to help raise visibility of the development and HN community centre location. Maxime met with Linda Lefevre about this; however the signage project is actually with Highgate NPF and not Dartmouth Park NPF.

ACTION: MT to follow up with Highgate NPF to see if there is an opportunity to collaborate

Presentation by Farrans on the project progress

- Completion date is likely to be delayed from Jan 2023 to March/April.
- Discussion of the sale of the new flats and vehicle access.
- Input from design team about how vehicle access has been considered, in particular the placement of bollard access, delivery bay for deliveries to the flats, and the space for vehicles to turn so that they don't need to reverse out along Bertram Street

Sian Berry

Can we have a checklist about practical completion, and what we are handing over to HNCP?

ACTION: Team to send the details of what we're building as part of the contract, main build base works.

Thanos

Could the timeline have the final 'finished' date so that we know when the community centre will be ready. So including dates for the fitout.

ACTION: Team to include this in the presentation at the next CWG

Catharine Wells

I'm not convinced that officers have taken seriously the points put forward by residents, particularly regarding issues of traffic management and road safety. The suggestion for example to call the development a 'Close' or 'Mews' to indicate to vehicles that it is not a through-way. This decision on naming seems to have already been taken, and the discussion here is just a 'tick box' exercise.

I'd like a written response from Luke Joyce to the points that I've raised.

ACTION: Luke to respond. Details (drawing) of how vehicles can turn on the site to be provided.

NB Street naming is not decided by LBC CIP project officers, the process is usually led by Highways and involves statutory consultation with stakeholders (Royal Mail and London Fire Brigade/London Ambulance Service)

Date of next meeting: 30 November 2022