
Location: Calthorpe Project (258-274 Gray's Inn Road, London, WC1X 8LH)

When: 6.00pm-7.00pm, Tuesday 26th March 2019

Attendees: Chloe Day (TWCL); Steve Meecham (BYUK); Hai Truong (BYUK); Graeme Weston (MPA & Laystall Court)

1. Welcome

Chloe Day (CD) welcomed everyone to the meeting.

2. Apologies for absence

Apologies were received from Gerry Howley (Postal Museum), Judith Dainton (MPA and MPNF), Sam Harding (TWCL) and Jason Winstanley (Postal Museum).

3. Minutes from the previous meeting

CD briefly recapped the minutes from the February 2019 CLG meeting.

CD discussed the 3 weeks look ahead and any updates are to continue within the document circulated.

4. Matters arising

SM/HT discussed a further CMP amendment (appendix 1) which outlines the pavement and parking spaces along Mount Pleasant to be taken over within the site boundaries from September 2020 until May 2021. This means the hoarding line is to be on the edge of the parking spaces with two gates (entry and exit). SM advised this is to safely complete the facade work on two cores, protecting any cars and pedestrians. The work is mainly comprised of dismantling scaffolding as well as landscaping works. Approximately 5 lorries a day will be entering through the gate.

It was advised that the headmistress at Christopher Hatton School has been made aware and BYUK have agreed to control the times which lorries visit site as per the plan presented at the CLG. GW made comment around the width of the road and whether the lack of barriers on the side of the road would cause lorries to mount the pavement. HT confirmed this would be reviewed.

Furthermore it was agreed that BYUK would ensure no lorries arrived between 8.30 and 9.15am. Similarly, no lorries would use these gates between 3.00-4.00pm due to school drop off/pick up times (appendix 2).

GW also noted that the crane lightbox was shining into the apartments in the lower ground floors in Laystall Court. HT said he would investigate whether the light is dimmable.

SM/HT discussed the site setup move including the logistics of the modules arriving on site at the end of May 2019. It was explained that due to their size they couldn't be delivered during normal work hours and they would need to arrive out of hours. Two options were presented including weekend delivery or alternatively throughout the night. GW expressed a preference for the weekend option.

5. Update from the contractor and questions

SM said that the concrete pour is progressing well and is now complete in the basement. The props continue to be removed across the site.

6. Forthcoming events and activity

HT explained that around May/June onwards there would be a difference in activity on site due to the build stage and therefore an increase in deliveries. All the appropriate management of the activity would be in place by BYUK during this time.

7. Community updates

N/A

8. Any other business

It was confirmed that the next meeting would take place on Tuesday 30th April 2019.

Appendix 1 – plans presented to the CLG

A. Current

Closure of pavement requested through Addendum 1 dated 28th January 2019. Pavement closure requested to apply until February 2021.

B. Proposal

In addition to Addendum 1, pavement and parking spaces to be taken over within site boundaries (hoarding line to be on edge of parking space) from September 2020 until May 2021.



C. Reasons for Proposal

A full closure of the pavement and parking spaces is required to safely complete the facades works on two cores (mainly scaffold dismantling as well the landscaping works) while the new marketing suite at the corner of Mount Pleasant and Phoenix Place is being fitted out or is in operation.

This is to ensure the protection of the pedestrians and cars, in particular on the corner of Mount Pleasant with Gough Street where the new building is immediately adjacent to the pavement.

D. Consultation

This proposal has already been presented to the Head Mistress of Christopher Hatton Primary School on the 5th of March 2019.

Appendix 2 – updated times to reflect comments received at the CLG

A. Current

Closure of pavement requested through Addendum 1 dated 28th January 2019. Pavement closure requested to apply until February 2021.

B. Proposal

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D. Consultation

This proposal has already been presented to the Head Mistress of Christopher Hatton Primary School on the 5th of March 2019 and at the CLG monthly meeting on the 26th of March 2019.