

**Taylor Wimpey Central London
Mount Pleasant Community Liaison Group
February 2022 | Minutes**

Location: Online Zoom Conferencing

When: 5.00pm - 6.00pm, Monday 28th February 2022

Attendees: Chloe Day (TWL); Sam Harding (TWL); Usha Arunachalem (TWL); Eoin Gormley (MAR); Philip Murphy (Margery Street TRA); Cllr Sue Vincent (LB Camden); Gail Sulkes (MPNF); Margaret Reynolds (Calthorpe Street TRA); Marianne Jacobs-Lim (Community representative); Edwin Heathcote (Resident); Perry Miller (SEC); Rebecca Coleman (SEC)

Apologies: None received.

Welcome

- > Chloe Day (CD) welcomed attendees to the meeting.
- > CD introduced Perry Miller (PMr) and Rebecca Coleman (RC) from SEC Newgate UK who would be providing the secretariat function for the CLG going forward.
- > All attendees on the call introduced themselves.

Minutes from the previous meeting

Construction newsletter

- > Phillip Murphy (PM) confirmed the latest newsletter had been placed in the lobbies of blocks on Margery Street. PM queried if these were included on the distribution list. CD advised the mailing list was based on the map sent by Gail Sulkes (GS), noting access to the blocks may be limited. Eoin Gormley (EG) stated the next newsletter would be issued this week. PM confirmed he would continue to place copies in the blocks, requesting that the map included all Margery Street residents and that every effort was made to deliver newsletters within the blocks.
- > GS offered to send an electronic copy of the newsletter to the Mount Pleasant Neighbourhood Forum (MPNF) mailing list.
- > GS asked for thoughts on how residents of Phase 1 could be made aware of MPNF's activities. CD confirmed this could be considered in the meeting.

Power On works (Phoenix Place)

- > CD recapped the main points from January's CLG meeting regarding the Power On works on Phoenix Place.
- > GS asked who should be contacted about the current road closure as there were many different works taking place. GS explained that her main concern was pedestrian safety due to the pedestrian access being closed. PM added that as a cyclist the current route was confusing and there did not seem to be a co-ordinated approach. PM and GS both questioned what the longer-term plan for the road was as there had been no consultation.
- > GS added that in places along the road it was dirty, which was potentially the result of a coordination issue between TW and Power On.



- > EG explained that Power On were completing civil works whilst MAR was servicing Phase 2 on Phoenix Place. This had led to a walkway between the two works. EG explained that MAR had brought in additional traffic marshals who were asking cyclists to dismount, but this was not always successful. EG noted the current situation was temporary (3-4 weeks). After, it would be laid out as before with a separated lane for pedestrians and cyclists.
- > GS asked who could be contacted from LBC to discuss longer-term plans. Cllr Sue Vincent (SV) advised she would find out who had been involved from Camden Highways.
- > SV queried if temporary approval had been obtained from LBC to close the road and how long that permission was in place. EG confirmed Power On would have temporary approval from LBC and the works were due to complete at the end of March/first week of April.
- > SV asked if EG was the principal liaison with Power On for these works. EG clarified that the civil works on Phoenix Place were being managed by Power On directly with LBC.
- > GS raised that there had been rumours the road closure would be permanent. GS also noted that the traffic wardens were only on-site during the day. Marianne Jacobs-Lim (MJL) commented that on other sites, traffic marshals were on-site 24/7 but she had not seen wardens at the Phoenix Place/Calthorpe Street junction where there were considerable traffic impacts. MJL stated that this was a safety issue.
- > MJL raised there was a lack of transparency about long-term plans for Phoenix Place and residents should be informed about any proposals coming forward. MJL stated that any proposals for Phoenix Place to become a private road would negatively impact the community and that there should be an open conversation with LBC traffic planners
- > SV stated there were no plans for Phoenix Place to become a private road and questioned where this idea had come from. SV noted the current safety and traffic issues on Phoenix Place and would query this with the Highways Team at LBC.
- > EG explained that TW previously had a single lane closure on Phoenix Place and temporary traffic lights for Phase 2. Once Power On works were completed, a single lane closure was still needed but vehicles would be able to travel down the road. MJL noted this was in accordance with the Construction Management Plan and had worked well before. MJL stated that the current narrowness of the road was the main issue.
- > MJL raised she and Fran had spoken with contractors on-site at the junction who said they were finished and queried what was taking place by the Postal Museum. EG confirmed they were all the same works, and these were moving down the street.
- > SV advised she would report back to members and ask a Highways Officer to speak to members. MJL commented it was very helpful when developers and Camden had good communication with residents to explain what was going on and stop rumours.

Cleaning Phoenix Place/Calthorpe Street

- > EG stated MAR would be monitoring the clean-up and would do what they could to ensure the street was neat and tidy. SV asked if Camden's waste vehicles were able to access the site as when she visited no waste collections had taken place. EG advised waste is collected privately.
- > SV clarified this was for on-street waste, noting it was outside TW's demise and should be a local authority responsibility. SV offered to contact LBC waste services to request a street sweeper to attend the area. EG confirmed waste services could access the site and MAR had a street sweeper who came to the site every other day.
- > SV advised that the litter issue was at the junction of Calthorpe Street/Phoenix Place and it had become a bit of a 'dead zone' as it was outside of TW's demise. EG confirmed he would bring the team to the junction and clean around there.



Site update from the contractors and questions

- > PM asked for clarification on the role of SEC Newgate UK and which enquiries should be directed to them. PM noted that residents have a good relationship with the on-site construction team who could immediately respond to site issues. CD advised that the mailbox looked after by SEC Newgate was for general enquiries. Sam Harding (SH) confirmed that day-to-day enquiries could continue to go to Eoin, with any other enquiries going to SEC Newgate.

EG gave an update on Phases 2 and 3.

Phase 2:

- Scheme consists of 3 blocks; B, C and D.
- Block B is 10 floors, block C is 8 floors and block D is 6 floors.
- The concrete frame for Block B is complete, with the Block C concrete frame now to Level 5.
- Internal fit outs were taking place in Blocks B and D. At Block B, scaffolding was up, and windows were being installed. Fit out works at Block C would be started next month.

Phase 3:

- Concrete had been poured on the superstructure for Block F, which was the most advanced. F2 and F1 had made good progress with the concrete frame.
 - The wind had slowed activity on-site, but works had now resumed.
 - Ongoing piling works were taking place on the other side of the site.
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- > PM asked a question on behalf of a Margery Street resident concerned with noise and vibration, asking if there had been any breaches of levels on-site. EG confirmed noise and vibration levels were monitored and had not reached its limits. EG offered to contact the resident.
 - > GS highlighted the amount of works in the area, such as rail works, introduction of LTNs and Postmark. GS reported that there was a lot of congestion at the junction of Lloyd Baker Street, Kings Cross Road and Calthorpe Street. GS questioned how much traffic was associated with Postmark and if traffic levels could be observed, noting she was in conversations about the impact of LTNs on pollution. MJL agreed, highlighting stationary traffic on Kings Cross Road.
 - > SV stated she would find out who in LBC Highways was dealing with this on the Camden side and who was the best contact from TfL. GS said she would be writing to Cllr Rowena Champion from LBI and would copy SV in.

Forthcoming events and activity

- > N/A



New matters arising

Panelling of plant

- > GS explained that on the Islington side of the development, it was agreed the plant would be panelled for noise reduction and visual appearance, however panelling was rejected by LBC on the Camden side. PM noted he had raised this as part of TW's Section 73 application to LBI. PM stated that there was a negative visual impact from the plant on Phase 1 which had been previously raised in the CLG, however LBC did not want the plant to be clad and therefore TW was not obligated to do so. PM noted that cladding could also be used for sound attenuation.
- > MJL agreed with the above points, adding the plant could be seen from a wide area and had a negative visual impact on surrounding properties as well as on the neighbouring Bloomsbury and Islington Conservation Areas. MJL raised she had contacted SH on this issue, but SH had responded stating the matter was closed.
- > SV advised that if it was not part of the planning permission there was no onus on TW to carry out the work. MJL explained TW did want to clad it, but the planning officer did not think it was suitable. SV confirmed she would contact the officer.
- > SH noted that the emails between himself and MJL may have been taken out of context.
- > GS clarified the sensitivity was that the plant was not originally proposed on the roof but in the basement, and this had added significant height to the building which was intrusive. SH stated there had been no plans to put the plant in the basement and the amount of plant had been reduced since the original permission.

Physical community meeting

- > GS and PM raised the possibility of holding a meeting in the community to engage with new residents and provide an update on progress. GS suggested the community space in Phase 1 or the Appletree Pub could be used as venues. CD advised this would be discussed internally and that a weekday presentation at the Calthorpe Community Garden could be arranged. CD confirmed with members that they would be able to share details of any future meetings within their organisations.

Community updates

- > N/A

Any other business

- > Edwin Heathcote (EH) requested to be added to the CLG and Calthorpe RA mailing lists.
- > CD advised that the next CLG meeting would be Tuesday 29th March, and minutes of this meeting would be circulated by RC and PMr.