

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

**Location:** Online Zoom Conferencing

**When:** 6.00pm - 7.00pm, Tuesday 29<sup>th</sup> March 2022

**Attendees:** Chloe Day (TWL); Sam Harding (TWL); Philip Gormley (MAR); Kevin Conway (MAR); Philip Murphy (Margery Street TRA); M. Hansard (Resident); Perry Miller (SEC); Rebecca Coleman (SEC)

**Apologies:** Chloe Day (CD) received apologies from Marianne Jacobs-Lim (MJL).

**Welcome**

- > Ryan Gow (RG) welcomed attendees to the meeting and explained the role of Perry Miller (PMr) and Rebecca Coleman (RC) from SEC Newgate UK who provide the CLG's secretariat.
- > All attendees on the call introduced themselves.

**Minutes from the previous meeting**

*Construction newsletter*

- > Philip Gormley (PG) confirmed the latest newsletter from McAleer Rushe had been sent out. Philip Murphy (PM) confirmed he had received the newsletter electronically and placed hard copies in the lobbies of blocks at Margery Street.
- > Ryan Gow (RG) noted an action from the last meeting was for Gail Sulkes (GS) to circulate the newsletter to the Mount Pleasant Neighbourhood Forum (MPNF). PM confirmed this had been done, along with the Amwell Society to ensure civic organisations in the area were being kept up to date.

*Power On works (Phoenix Place)*

- > Kevin Conway (KC) confirmed that the works at Phoenix Place would be completed mid next-week (w/c 04 April). Following completion, the road would be reverted to the approved traffic management plan that was previously in place which includes a single road closure.
- > PM noted the concerns that had been raised at the last meeting by members, namely that LB Camden would keep the road closure at Phoenix Place in place. KC confirmed that the road would re-open with the track management plan in place. PM felt that the issue was due to the placement of traffic lights for the duration of the works. PM queried if there would be a similar loading bay for Phases 3 and 4 as was in place for Phase 2. PG confirmed that there was a space on site where construction vehicles could load and offload.
- > PM raised that there was concern amongst residents about the long-term plan for Phoenix Place, and if it would be closed for through traffic. Sam Harding (SH) confirmed that it was not Taylor Wimpey's intention to permanently close the road. SH stated that this would represent a substantial change and as such would have to be consulted on by LB Camden. PM noted that since the last meeting, the local ward councillor, Cllr Sue Vincent (SV), was now aware of resident's concerns.
- > PM that the traffic marshals were now in place and that this seemed to be working.



### *Cleaning Phoenix Place/Calthorpe Street*

- > RG noted an action to follow up with Cllr Sue Vincent (SV) on her progress in organising a street cleaner for the area. PG clarified that the litter spoken about at the last meeting was largely caused by high winds depositing litter on the street, but it was now looking tidy.
- > PM confirmed this was the case, and that both MAR and the Council seemed to be on top of it, noting that there had been an issue of fly-tipping on the corner. PG confirmed this was known to MAR.

### *Panelling of plant*

- > RG noted that SV had taken the issue of the plant panelling away. PM confirmed he would pick the issue up with GS and the MPNF as they had been in dialogue with the planning officer.

### *Physical community meeting*

- > RG stated that the CLG was a good forum for engaging with residents and for providing an update on site progress. RG invited suggestions for what other matters could be presented at a physical meeting, beyond the CLG.
- > PM suggested a timetable of major construction works, visualisations of the development from different vantage points and information about specific areas of construction. PM noted that there was local interest in the programme and people liked to see what the final development would look like.
- > RG summarised that the points of interests were the why and how works were being done.
- > PM confirmed, adding that the site has a particular interest because of its history and it would be interesting to see how the scheme has responded to this, as well as any archaeology found as part of the construction. PM also suggested the event could be used to make residents aware of civic societies in the area and the MPNF.
- > PM raised that there was a new community facility at Lloyd Baker Street which could be used. RG said he would take this offline.

### **Site update from the contractors and questions**

- > RG reminded members that general queries would be managed by SEC Newgate, with Eoin Gormley (EG) still contactable for construction enquiries.

KC gave an update on Phases 2, 3 and 4:

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.
- Blocks B and D concrete works are completed.
- Internal fit out works were now taking place within Blocks B and D.
- There was scaffolding in place at Blocks B and C.

Phases 3 and 4:

- Rising elements of the concrete frame across blocks F3, F2, and F1 were now up to levels 5/6. Scaffolding had started on Block F3.
- Internal fit out of Block F would be commencing shortly.
- Block E, located at Phoenix Place is currently at Level 2 with the concrete frame.
- At Phase 4, high level piling was due to complete in the coming weeks.



- > PM queried when the piling works were expected to complete. PG differentiated between high level and low level piling, with the high level piling due to complete in the next couple of weeks, and low level piling in late May/early June. PG explained the majority of low level piling would take place in the basement levels and therefore be less intrusive.

### **Forthcoming events and activity**

- > N/A

### **Community updates**

- > PM confirmed that he had held a meeting with a resident who had concerns about vibrations. This followed the last CLG where EG had confirmed no noise or vibration levels had been exceeded. PM felt that the resident was satisfied with the answer.

### **New matters arising**

#### *Construction Management Plan*

- > M. Hansard (MH) raised issues around construction traffic in the area. MH noted there was frequently parked construction traffic in Farringdon Road, cement mixers idling in bus stops and honking from construction vehicles. MH felt this was not compliant with the Islington Code of Construction Practice (CoCP) and asked if TW would be abiding by the Islington CoCP and its LB Camden equivalent.
- > PG explained that there were 20/30 trucks coming to the site each day, which were organised in 15 minute intervals. If construction traffic was delayed, this could result in multiple trucks trying to access the site at the same time, which could cause back-up.
- > MH queried why there wasn't parking provision and turning on-site, given its scale and previous use. PG explained that the site had changed considerably since its previous use and there was no space to provide this.
- > KC explained that the Construction Management Plan (CMP) as submitted showed traffic driving into the site and turning round, however an update to this from MAR was not approved on time. The CMP had since been updated to show that vehicles can reverse into the site, which LB Islington had agreed to. KC raised that a new lay down area had been allocated so residents should see a vast improvement.
- > MH raised that construction vehicles honk quite a lot on Farringdon Road. KC confirmed he had spoken to traffic marshals and suppliers on this issue but would take this away to raise again.
- > MH queried if the updated CMP meant that the Islington CoCP did not have to be followed, noting that he felt the CoCP should apply unilaterally. MH asked if TW could put the updated CMP online.
- > KC confirmed that LB Islington was satisfied with the update, once vehicular and pedestrian movements could be managed by a traffic marshal. KC directed MH to the LB Islington website where the updated CMP would be hosted and offered to send MH a copy.
- > SH noted that the scheme website was a good central point for information and would be updated with the new CMP. MH agreed this would be a good central point.
- > MH asked if LB Islington had given TW dispensation not to follow the Islington CoCP. SH stated that TW had an approved CMP, and the priority was to ensure it complied with the original and amended documents.
- > MH explained it was his impression that the Islington CoCP applied independently of the CMP.
- > SH confirmed it was TW's obligation to comply with the CMP, which had been consulted on and shared with residents. SH noted it was a live document, so things did change and that forums such as the CLG were a correct way to bring forward these concerns. SH asked if there were any specific elements of the CMP that MH felt were not being complied with.



- > MH stated that the CoCP said nothing should be parked in the road and queried if there was someone at LB Islington he could get in touch with. KC gave their point of contact at LB Islington.

### **Any other business**

#### *Noise and vibration*

- > On behalf of MJL, Chloe Day (CD) asked if the noise and vibration monitors had been triggered at Phase 3 since the last CLG meeting as there had been a lot of noise from the piling process.
- > PG confirmed the monitors had not been triggered and this was the banging of the piling rig. PM noted this could be quite noisy for residents. PG explained that this had to be done with the type of equipment they were using.
- > CD also noted that MJL had emailed EG about window cleaning and asked if PG and KC could follow up with EG about this.
  
- > RG thanked everyone for attending the CLG, confirming that the next CLG meeting would be the 26 April and RC and PMr would issue the minutes.