

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

**Location:** Online Zoom Conferencing

**When:** 6.00pm - 7.00pm, Tuesday 26<sup>th</sup> April 2022

**Attendees:** Chloe Day (TWL); Usha Arunachalam (TWL); Ryan Gow (TWL); Eoin Gormley (MAR); Gail Sulkes (MPNF); Marianne Jacobs-Lim (Community representative); Richie Boyce (MPNF); Rebecca Coleman (SEC)

**Apologies:** Rebecca Coleman (RC) received apologies from Philip Murphy (PM)

**Welcome**

- > Usha Arunachalam (UA) welcomed attendees to the meeting.
- > All attendees introduced themselves.

**Minutes from the previous meeting**

*Power On works (Phoenix Place)*

- > UA confirmed that the Power On works at Phoenix Place were now completed, with the road reverted back to the approved traffic management plan which was previously in place. This includes a 1 lane closure. Eoin Gormley (EG) confirmed that temporary traffic lights had been reinstalled.
- > Marianne Jacobs-Lim (MJL) raised there had been a number of incidents where traffic was turning left from Phoenix Place onto Calthorpe Street, despite this being prohibited. MJL asked if there was any way this could be monitored and if TW had any control over traffic in the area, noting there used to be a camera there. EG asked if this was construction traffic as McAleer Rushe did have some control over construction vehicles. MJL said she was not sure. EG said he would send out a message to construction vehicles reminding them not to turn left onto Calthorpe Street.

*Cleaning Phoenix Place/Calthorpe Street*

- > UA confirmed that Ryan Gow (RG) had followed up with Cllr Sue Vincent (SV) on organising a street cleaner for the area and would update members once a response had been received.
- > Gail Sulkes (GS) raised that there was some rubbish on the kerbside of two properties on Calthorpe Street and asked if anyone knew where this was from. EG said he had seen the rubbish, and it looked like construction waste from the two properties. MJL advised she had put in a formal complaint to LB Islington as it was impacting on the public realm. GS confirmed she would visit the area and see what was happening.

*Panelling of plant*

- > UA recapped the issue of the plant panelling and the discussions that had taken place at the previous two meetings. MJL said she would write to a planning officer at LB Camden to try and follow up on the matter. MJL felt that there was a case to be made if there was a negative visual impact on a conservation area.
- > GS felt that LB Camden has not been concerned, whereas LB Islington had approved the screening on the basis of noise mitigation.



### *Physical community meeting*

- > UA reported that TW had discussed this matter internally and wished to keep the CLG meetings as the main forum for residents to raise queries and for the project team to provide detailed updates on works. It was felt that an on-site meeting would not be as viable and effective but invited suggestions on this matter.
- > UA also raised that the project website was currently being refreshed to show the latest on-site information, as well as hosting the Construction Management Plan (CMP), previous community newsletters and CLG minutes. UA encouraged members to direct interested residents to the website, which would be refreshed before the next meeting.
- > MJL clarified that the physical meeting suggested by PM was intended as a community event hosted in a venue such as the Calthorpe Project.
- > GS further clarified that this was not a suggestion for another forum, as the CLG was felt to be effective. GS understood the proposal as a one-off event to engage with the wider community which would provide an update on the works. GS added that this was an important aspect of community engagement, which MJL agreed with. GS raised that some people who were vocal and engaged in the local area did not want to attend Zoom meetings.
- > GS suggested some possible locations for the event, reiterating that this was imagined as a one-off community event rather than an alternative community forum. GS added that LB Islington had asked MPNF to look at ways to engage with the local community and this would tie in well.
- > UA confirmed that she would take this back to the project team to discuss further and would update the CLG at the next meeting.

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

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

Phase 2:

- Scheme consists of 3 blocks; B, C and D.
- The concrete framework for Block C is almost complete and will top out in a couple of weeks.
- Internal fit out works are continuing to take place, with kitchens being installed to Block B.
- Brickworks are taking shape at Blocks B and D along Gough Street.

Phases 3 and 4:

- Large piling rigs are moving well and will be finished late June/early July.
  - As the concrete framework continues to take shape, breaking concrete will be required at Calthorpe Street/Farringdon Road until the end of June.
- > GS asked about the progress of the Section 73 application for Phase 3, as the MPNF had not heard anything about it recently. RG confirmed that the application was still pending consideration.

### **Forthcoming events and activity**

- > N/A

### **Community updates**

- > N/A



## **New matters arising**

### *Window Cleaning*

- > EG confirmed that window cleaning organised by MAR on Calthorpe Street would be taking place on Saturday. MJL said she would update the residents of Calthorpe Street to gauge interest and contact EG.
- > GS queried if Sherston Court, opposite to Postmark on Farringdon Road, could be included in the offer. GS said she had a name of a resident in the block as there was no formal resident's association and would be happy to get in touch on MAR's behalf. EG asked GS to share the contact and MAR would look into extending the offer to residents should they be affected.
- > RB queried how residents of Calthorpe Street were being kept informed about the offer. EG explained MAR had door knocked the street, with MJL and other residents doing the same and passing interest on to EG.
- > MJL confirmed she would knock on doors tomorrow to confirm interest in Saturday's cleaning.

### *Construction Management Plan*

- > UA recapped the discussion at the last meeting about the amended CMP and construction vehicles on Farringdon Road. EG stated that the system was working well, and no complaints had been received.
- > MJL commented that there was some site traffic that came onto Calthorpe Street, but this was managed well by EG.
- > EG noted that sometimes there were unusual suppliers who may take unusual or prohibited routes and encouraged members to note licence plates or take a photo of the lorry so EG could investigate.
- > UA confirmed the most recent CMP was available on LB Islington's website and would be on the project website.
- > GS asked if there was a contact page on the website for residents to get in touch should they not wish to attend a CLG meeting. UA confirmed there was a Contact Us page on the website for email enquiries.

## **Any other business**

### *Donation*

- > UA acknowledged that Chloe Day (CD) had received a request from the MPNF in regard to a donation being made to the group in memory of Judith Dainton. Members of the project team had discussed this and suggested creating something in memory of Judith, such as dedicating a plaque on a flowerbed near her work. UA asked for the CLG's thoughts and suggestions on this.
- > GS advised that the MPNF was currently working to place an engraved quote in the Pocket Park in LB Camden and in the Calthorpe Project. GS said the MPNF was currently trying to understand what was possible within LB Camden as there were some restrictions on memorials and plaques in the borough.
- > GS explained that she felt Judith would want the work of the MPNF to continue and that a donation to the MPNF would be most appropriate. GS advised the MPNF had also reached out to developers at the Eastman Hospital and Panther House.
- > MJL agreed with GS, stating Judith was a private person and would just wish for the work of the MPNF to be continued.



- > UA thanked both MJL and GS for their insight and said she would take this back to the project team to discuss. CD noted that any donation made by TW would need approval beyond the project team. GS offered to email CD to explain what the donation would be used for and how it would be managed. CD agreed this would be helpful.

#### *Engagement with local schools*

- > GS raised that in the past there had been some discussion about engaging local schools and GS had sent across a list of nearby schools to TW. The Christopher Hatton school was the most relevant but there were a few in the neighbourhood that would be likely attended by new residents.
- > CD confirmed there had not been any recent engagement with local schools, noting site visits were difficult as it was an active construction site. CD noted that in the past, the Phase 1 contractor had done some engagement work with schools.
- > GS confirmed that engagement with the schools would be well received by the community.
- > MJL queried if there were still plans to install a Pocket Park at the Packham Arms site. CD confirmed this was still planned and would check the timing of when this was coming forward.
- > UA thanked everyone for attending the CLG, confirming that the next CLG meeting would be the 31<sup>st</sup> May at 6pm on Zoom and RC would issue the minutes.