

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

Location: Online Zoom Conferencing

When: 6.00pm - 7.00pm, Tuesday 28th June 2022

Attendees: Chloe Day (TWL); Usha Arunachalam (TWL); Ryan Gow (TWL); Eoin Gormley (MAR); Philip Murphy (Margery Street TRA); Richie Boyce (MPNF); Edwin Heathcote (Resident); Rebecca Coleman (SEC)

Apologies: None received.

Welcome

- > Ryan Gow (RG) welcomed attendees to the meeting.

Discussion points

Phoenix Place/Calthorpe Street cleaning

- > Eoin Gormley (EG) provided an update on window cleaning for properties on Calthorpe Street and Farringdon Road, noting window cleaning would continue in the coming weeks on Calthorpe Street.
- > It was noted that the areas around Phoenix Place/Calthorpe Street had been kept tidy by Taylor Wimpey.
- > Richie Boyce (RB) asked how residents were being made aware of window cleaning. EG explained Marianne Jacobs-Lim (MJL) had compiled a list of interested residents. RB requested to be added to the list and for prior notice to be given for the upcoming window sessions.

Traffic management

- > EG confirmed that no incidents had been reported since the last meeting. EG noted that temporary traffic lights were in place along Phoenix Place by Block E.
- > PM noted that HGVs causing issues could come from other developments in the area. EG confirmed that of the calls he had received to date around traffic management issues on Calthorpe Street, only one had been a lorry coming to the Postmark site.
- > PM confirmed he would circulate a note to the Mount Pleasant Neighbourhood Forum.

In person community meeting

- > RG confirmed the next CLG would take place in person at the Calthorpe Street Community Project on July 26th.

Engagement with local schools

- > No update.
- > RB noted that the Christopher Hatton School would welcome engagement as they do a lot around the built environment and offered to share a point of contact. EG requested RB share contact details through Rebecca Coleman (RC).



Site update from the contractors and questions

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

Phase 2:

- Scheme consists of 3 blocks; B, C and D.
- Concrete works were now all completed, with fit outs at all three blocks now at full momentum.
- No change in logistics or working hours are expected.

Phases 3 and 4:

- Piling works were now complete at Phase 3 and rigs had been dismantled, with the last one due to be removed from the site next week (at approx. 7pm). This wasn't expected to be noisy for surrounding residents.
 - Ground works will continue over the next month. Residents may notice more MAR lorries and some concrete breaking going on, though most of this had already been completed.
 - The superstructure at Block E is now up to level 4/5.
 - Fit out works at Block F are ongoing, with window installation and brickwork starting.
- > PM noted that no problems seemed to have occurred when the first rig was moved, and queried what road was being used. EG said that the last went out to Farringdon Road, though some components exited onto Calthorpe Street. Traffic marshals and the project management team would be on-site to handle the removal.
- > PM asked if the project programme was still on track, which he had circulated to the Margery Street TRA. EG confirmed the timescales were still on track, with the most disruptive noise from the piling and demolition works now coming to an end. PM queried if work was likely to take place out of hours going forward. EG confirmed this was unlikely, as most out of hours work was due to concrete pours overrunning, which took place towards the front end of the construction programme.

New matters arising

S73 application

- > RG confirmed that Taylor Wimpey's S73 application for additional units at Phase 3 had received consent from LB Islington.
- > PM queried if there were any amendments to the consent, as the application had received objections from residents. RG said he would check this point.
- > PM stated he would pick this up with the planning department, as he felt residents had not been kept informed on the application's progress and further opportunities to comment.

Any other business

Calthorpe Street elevations

- > Edwin Heathcote (EH) asked if a rendering of the Calthorpe Street elevations could be provided. RG confirmed this could be sent over, with Chloe Day (CD) to circulate the latest drawings and CGIs.
- > RG thanked everyone for attending the CLG, confirming that the next CLG meeting would take place on 26 July at 6pm at the Calthorpe Street Community Project. RC to circulate the address with the minutes.