

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

**Location:** Online Zoom Conferencing

**When:** 6.00pm - 7.00pm, Tuesday 31<sup>st</sup> May 2022

**Attendees:** Chloe Day (TWL); Usha Arunachalam (TWL); Ryan Gow (TWL); Kevin Conway (MAR); Philip Murphy (Margery Street TRA); Marianne Jacobs-Lim (Community representative); Cllr Ruth Hayes (LB Islington); Cara Zoso (Resident); Rebecca Coleman (SEC)

**Apologies:** Gail Sulkes (MPNF); Eoin Gormley (MAR)

**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 this would be closed out, following the Power On works being completed.
- > Philip Murphy (PM) raised that there had been discussion of Camden Highways permanently closing Phoenix Place and asked if there was an update on this matter. Marianne Jacobs-Lim (MJL) explained that residents had informed Cllr Sue Vincent (LB Camden) about this who had confirmed there were no plans to do so.

*Traffic onto Calthorpe Street*

- > MJL reported that there had been a couple of incidents of traffic turning left onto Calthorpe Street in the last month, a couple of which had been construction vehicles. MJL had spoken to Camden Highways about the issue and suggested a traffic camera should be installed there.
- > Kevin Conway (KC) confirmed that all companies had been notified and this was included on the traffic management plan.
- > Ryan Gow (RG) asked the CLG to report any incidents to Eoin Gormley (EG). Chloe Day (CD) noted it was helpful if photographs could be taken of the vehicles. MJL confirmed that this was being done.
- > MJL also noted incidents of HGVs heading to the site and performing U-turns when they were lost. EG had confirmed he would clamp down on this.

*Cleaning Phoenix Place/Calthorpe Street*

- > Taylor Wimpey had not received a response from Cllr Sue Vincent (SV) on organising a street cleaner for the area.
- > PM had spoken to Gail Sulkes (GS) on the two fly tipping incidents around the site. PM confirmed that both were the result of construction/renovation works that had taken place to nearby buildings, and that some had been spread about. PM noted that Taylor Wimpey's contractors did as much as they could to manage waste, and the rubbish was not the result of the construction works at the site.
- > PM felt there was a need to make sure LB Islington was aware. Cllr Ruth Hayes (RH) confirmed she would report this to the council and feedback any response.



### *Panelling of plant*

- > UA recapped the issue of the plant panelling and the discussions that had taken place at the previous meetings. MJL confirmed she had written to a planning officer at LB Camden and would follow up.
- > PM confirmed he had raised the issue with LB Camden during the S73 consultation. PM explained that the planning officer at LB Islington had required panelling for noise attenuation, rather than on visual impact grounds and queried why this was not the case for Camden.
- > MJL felt the plant should be painted dark grey, and confirmed she would request a site visit.
- > CD explained that there were different requirements for the different buildings of Postmark, dependent on the proximity of the buildings to other properties. This meant panelling could be removed on Phase 2, but not Phase 3. PM queried if neighbouring properties had been taken into account. MJL raised that the Cruciform Building at UCH had an older plant which had become noisier over time. CD confirmed that Taylor Wimpey was required to have an acoustic consultant to assess the impact on neighbouring properties and as a result barriers were needed on Phase 3 and Phase 1.

### *Physical community meeting*

- > UA reported that Taylor Wimpey would not propose a further community meeting outside of the CLG, as this was considered the most appropriate forum for residents to discuss the development with Taylor Wimpey. UA confirmed that the CLG would return to in-person meetings in July and invited suggestions on a possible venue.
- > PM explained that the Margery Street TRA was getting a new community space but this would likely not be finished in time.
- > PM clarified that the purpose of the community meeting was intended as more of a broader update on the site's progress and other things that may be of general interest, rather than raising concerns with Taylor Wimpey. PM felt that the CLG was more geared to discussing more technical matters.
- > UA suggested that a future CLG session could be split, with the first part giving a broad overview of the site progress and the second part running as the traditional CLG meeting.
- > UA confirmed she would liaise with the Calthorpe Street community space.

## **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.
- All concrete works were complete, and residents should notice a reduction in construction traffic.
- Internal works were ongoing at Block B to install kitchens and complete tiling, 75% of windows were installed. Brickworks were ongoing at Blocks B and D.

Phases 3 and 4:

- Concrete works were nearly complete at Block F, and were continuing at Block E.
- Installation of windows had begun at Block F as well as internal works.
- Large piling rigs are moving well and will be finished by mid-June which will further reduce noise level.



- > PM queried which blocks were currently going up. KC confirmed the tallest block currently going up was Block F, which was currently at level 7 and would reach roof level in 3-4 weeks. At Block E, works would continue till late summer/early September. Block E is currently at level 3 and would be 12 floors upon completion.

### **Forthcoming events and activity**

- > N/A

### **Community updates**

- > N/A

### **New matters arising**

#### *Window Cleaning*

- > MJL explained that she had spent a morning door knocking residents to organise window cleaning which had been arranged by MAR. However, EG had then informed her that the window cleaning would have to be rearranged and, while EG had agreed to inform residents some had decided to clean their windows themselves. MJL sought clarity on where responsibility for this lay.
- > KC explained that MAR had been let down by a window cleaning supplier and would take the action to ensure the windows were cleaned. MJL noted there would be less interest than before as some had cleaned them themselves. KC confirmed the whole street would be offered.
- > UA noted an outstanding action on extending the offer to Sherston Court, and would wait to understand from EG/GS if this had been considered.

#### *Construction Management Plan*

- > PM understood that EG had taken this issue away after it was raised by a resident. PM noted he hadn't seen anything himself but noted the resident had not returned so it was assumed this had improved.

### **Any other business**

#### *Piling noise*

- > PM noted that there had been an exchange of views on social media, with a resident of Riceyman House complaining that the piling was very noisy and that works were beginning before 8am. PM had directed the resident to LB Islington and given her MAR's number. PM asked if any noise complaints had been received. MJL confirmed she hadn't heard works starting before 8am but appreciated it could be very noisy.
- > KC confirmed MAR had not received any recent noise complaints. KC explained that the rotary piling had finished today, with the piling rig due to finish in the next few weeks. Demolition works would then take place over the next month, on a 2-hr on 2-hr off format.
- > PM thanked KC for the update and said he would inform the resident. PM asked if works do begin before 8am, or if this could be construction traffic arriving early.
- > KC explained MAR was heavy handed with the supply chain and took responsibility for overseeing works to comply with the management plans in place. All traffic was booked in with adequate time between deliveries and banksmen on the gate. KC confirmed average noise limits had not been breached and workers complied with construction working hours (8am-6pm Mon-Fri, 8am-1pm Sat).



- > MJL felt there was a need to instruct drivers and keep on top of them, which seemed to work at other developments. KC confirmed there was a Traffic Management Plan in place that gave an exact route for drivers to use and this was issued on a weekly basis.
- > UA raised that the Construction Management Plan was available on the LB Islington website and on the updated Mount Pleasant website. The link for the updated website would be circulated with the minutes.

#### *Donation*

- > UA recapped the discussion that had taken place in regard to a donation being made to the group in memory of Judith Dainton. Since the last meeting, Taylor Wimpey had received an email from the MPNF which outlined the proposed financial contribution and how this would be managed. TW had, however, concluded that a sentimental gesture such as a tree planting would be more appropriate. In response, MJL noted that she felt Judith would not have wanted a plaque or similar gesture.
- > MJL commented that she was very disappointed by the decision not to consider a donation to the MPNF, a community forum which was closer to the community than the CLG. She added that while community forums, such as the MPNF, were in direct contact with the community, the CLG created a layer of protection between the community and the developers. She did not consider it to be a good model for other developments.
- > UA reiterated that TW considered a sentimental gesture to be more appropriate.
- > MJL clarified that the request was something that Judith would have liked, noting that the purpose of the MPNF was to engage people in the community.

#### *Engagement with local schools*

- > UA asked CD to update on engagement with local schools.
- > CD advised that TW would look to engage with local schools at some point and provided some context about upcoming projects that local schools could get involved in. CD explained TW would undertake some landscaping as part of the S278 works on the small triangular section by the former Pakenham Arms. This would incorporate benches and a mix of hard and soft landscaping. The improvements would take place alongside Calthorpe Street S278 works, scheduled for the end of 2024.
- > MJL queried if more trees were planned. CD confirmed she would send the plans to MJL.
- > PM commented that it was currently a bit of a 'no mans land' and some vehicles still attempted to cross over it. PM noted he had not been in the discussions regarding the donation in memory of Judith but felt this could be a further opportunity to do something in memory of Judith.

#### *Timescales*

- > PM asked if the timescales for the development were still on track. KC confirmed the timescales for Phases 2 and 3 had remained the same.
- > PM requested that the timescales for each phase of the development be circulated with the minutes.
- > UA thanked everyone for attending the CLG, confirming that the next CLG meeting would be the 28<sup>th</sup> June at 6pm on Zoom and RC would issue the minutes, along with the link to the updated website and timescales of the development.