

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

Location: Calthorpe Street Community Project 258-274 Gray's Inn Road, WC1X 8LH

When: 6.00pm - 7.00pm, Tuesday 30 August 2022

Attendees: Usha Arunachalam (TWL); Eoin Gormley (MAR); Philip Murphy (Margery Street TRA); Rebecca Coleman (SEC)

Apologies: Gail Sulkes (GS); Richie Boyce (RB)

Welcome

- > Usha Arunachalam (UA) welcomed everyone to the meeting.
- > A resident of Calthorpe Street attended the beginning of the meeting to state concern with the level of construction noise. The resident did not leave details to follow-up, but it was suggested that someone in the CLG may be able to pass on information about progress at Phase 2.

Discussion points

Phoenix Place/Calthorpe Street cleaning

- > Eoin Gormley (EG) advised that windows had been cleaned for properties on Calthorpe Street and part of Farringdon Road. He advised that window cleaning could not take place for the rear of the properties as this required access through the apartments.
- > Philip Murphy (PM) said that no requests had been received by Margery Street TRA.
- > EG requested that window cleaning be a standing item on the agenda, with MAR happy to organise window cleaning when required.
- > PM noted that there had been an increase in fly tipping, though this was from other construction activity in the area, and the area around Postmark was kept clean. EG confirmed cleaning is still happening around the site hoarding. PM also noted that there had been some lorries continuing to attempt to use Calthorpe Street as an access route.

Closure of Phoenix Place

- > EG confirmed that LB Camden has decided to temporarily close Phoenix Place to all vehicles except for entry/exit of construction traffic.
- > EG explained that this was due to safety concerns after incidents where people had crossed the road unsafely. EG had met with the operations manager for the Postal Museum who is concerned the road is unsafe for their visitors. The road closure will be from the entrance of the Post Office to the museum entrance.
- > PM asked if the road would be reopened once the construction works had finished. EG confirmed that the road closure would be temporary and would be reopened by February 2023 at the latest.
- > PM asked if the Council would be consulting or advertising the closure. EG said as Taylor Wimpey hadn't applied for the closure, any engagement/advertisement would be organised by the Council.
- > PM asked if the road would also be closed to cyclists. EG confirmed the cycle lane and pedestrian through route will be maintained. PM noted difficulties during the last road closure with motorcycles continuing to use the road.



Traffic management

- > EG advised that on the weekend of 17/18 September MAR would be taking down the first crane at Phase 2. This would involve a road closure with around 5 or 6 lorries needed to transport the crane. The hours of work would be approximately 8am-6pm but it wasn't expected the lorries would be noisy.
- > EG would update the construction newsletter, and PM would email MPNF members to ensure they were aware.

In person community meeting

- > UA confirmed that all CLG meetings would take place face-to-face from now on. At the next meeting, TW would give a high-level introduction for new members who would like to find out about the Scheme.

Engagement with local schools

- > No update.
- > UA asked if MAR had previously engaged with schools in the area. EG noted they had reached out to local schools when MAR started on site but hadn't heard anything back and would reach out again.
- > RC noted that the Christopher Hatton School were invited to the CLG each month and also received the quarterly newsletter to keep them updated.

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.
- The scaffold has been dismantled at Block B and will be removed from Block C towards the end of September.
- Concrete works are now all completed and internal fit outs are ongoing. Anticipated that units will be completed in October and handed over at the end of the year.
- Block B was the closest to completion, with Blocks C and D broadly at similar stages.

Phases 3 and 4:

- Piling works were now complete at Phase 3 and rigs had been dismantled and removed.
- Concrete pours were now complete at F3, F2 and almost complete at F1.
- Block E was due to rise another 4 storeys, with the superstructure now up to level 8/9.
- Basement slabs were about 20% completed.
- Cranes were being erected, with one more in November.

> PM asked for an update on the project programme. EG confirmed the current completion dates for each phase:

- Phase 2: Q1 2023
- Phase 3: Q3-Q4 2023
- Phase 4: Q4 2024 - Q1 2025



S73 application

- > UA confirmed that there had been no amendments to the application that was approved.
- > PM had approached ward councillors on the matter and would follow this up. PM felt that LB Islington had taken a long time to resolve the application and that residents who objected should be kept informed.

Any other business

- > UA thanked everyone for attending the CLG, confirming that the next CLG meeting would take place on 27 September at 6pm at the Calthorpe Street Community Project. RC would circulate the minutes.