

**Taylor Wimpey Central London  
Mount Pleasant Community Liaison Group  
February 2023 | Minutes**

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

**When:** 6.00pm - 7.00pm, Tuesday 28 February 2023

**Attendees:** Ryan Gow (Phase 3, TWL); Eoin Gormley (MAR); Philip Murphy (Margery Street TRA); Rebecca Coleman (SEC); Marianne Jacobs-Lim (Resident); Sarah Stinson (Resident)

**Apologies received:** Gail Sulkes

**Discussion points**

*Updates since last meeting*

- > The first phase of streetscape works to Gough Street have almost been completed by LB Camden. The second phase will start shortly. RG explained that the levels of the street have been corrected so the gradient is not as severe for wheelchair users and prams, and it looked much smarter as well.
- > Streetscaping works will be carried out further towards Phase 2 as the hoarding is removed, with full works on the pavements taking place May/June.
- > Landscaping works on Phase 2 will take place over the next two and a half months. MJL and PM queried whether this was the best time to plant as it was towards the end of the planting season. EG explained that established planting was being used, with planting between the blocks taking place. Planting at Square P will be completed in May/June. MAR would be completing the works.
- > PM queried if there would be public walkways through the development. EG confirmed there would be, with a paved walkway and commercial unit planned between Phoenix Place/Gough Street and public seating in Square P up from the Mousetail. This area was expected to be opened up by the next CLG.
- > SS queried what type of lights would be installed between Phoenix Place and Gough Street, as it was felt that the type of lights by the Mousetail (uplighters) were far too bright. EG wrote to SS after the meeting to confirm that lighting columns would be used.
- > EG noted that the green wall had now been installed. MJL thought the green wall looked good and had received positive feedback from her neighbours.
- > Phase 2 is almost complete, and residents have continued to move in. Block B is close to being fully occupied; Block C is around 30-40% occupied. Residents of Block D will begin moving in May/June.

*Tower crane dismantling*

- > EG explained that the removal of a crane had been delayed and would be carried out the following weekend from Gough Street. It would be finished by Saturday evening. Some banging might be heard from where the bolt was being knocked out. The cars currently parked on the street would need to be moved.
- > SS asked what works had taken place at Calthorpe Street. MJL explained that these were being carried out by Thames Water.

*Phoenix Place/Calthorpe Street cleaning*

- > It was agreed that the area around the site was kept clean. MJL noted that there was frequent fly tipping on Gough Street and asked whether anything could be done to deter this happening e.g., planting trees.



- > EG confirmed there were daily checks to make sure there was no rubbish from the site on neighbouring roads. EG noted that there was some graffiti on the hoarding at Farringdon Road.

#### *Traffic management*

- > EG stated that the lane closure on Phoenix Place would be in place until April.
- > RC raised a point mentioned by Gail Sulkes prior to the meeting that cyclists had continued to use Phoenix Place which was dangerous. EG explained that a new pedestrian crossing would be installed nearer to the Museum.
- > EG explained that there were plans to close one lane on Calthorpe Street to create a one-way system. This means that people driving on Farringdon Road would not be able to turn directly onto Calthorpe Street, instead turning onto Mount Pleasant and Phoenix Place. The cycle route would be maintained.
- > PM felt that this would exacerbate existing traffic issues. MJL had no objection as it was felt that this would stop a lot of existing traffic using Calthorpe Street.
- > EG explained that the lane closure on Calthorpe Street was within the revised CMP, with swept path analysis showing that HGVs could safely access the route. Farringdon Road had also been reviewed but there was too much traffic.
- > PM asked which council would need to approve the closure. EG stated it was LB Camden.
- > PM echoed his concerns that it would make things difficult from the Margery Street side of Farringdon Road. EG appreciated that it may cause temporary inconvenience.
- > PM asked how long the lane closure would be in place. EG confirmed this would be in place for the remainder of the construction period.

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

EG gave an update on Phases 3 and 4:

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- At Phase 3, the scaffolding and concrete frame is now complete. Works to the façade and brickwork is ongoing, with internal fit out works now starting.
  - At Phase 4, basement works are ongoing, these are around 60-70% complete. From May, residents would be able to see Phase 4 start to rise from above the hoarding.
- > FS PM asked if the wrought-iron railings would be reused. EG confirmed that the original gates would be re-used, though he wasn't sure about the railings. RG noted that the cobbles and stonework would also be kept.
  - > EG confirmed the site was set to complete Q1 2025.

#### *New matters arising*

- > SS noted that outside her block (Phase 1) water often pools outside the entrance when it rains heavily. EG took this away to investigate further, and followed up by email after the meeting that this would be fixed.
- > EG stated he would check on the progress of installing a new information board on Farringdon Road. EG confirmed after the meeting that a new board had been installed on the hoarding.



- > SS asked whether there were plans to install signage for blocks as it had proven difficult for delivery drivers/visitors to find the blocks. RG confirmed he would take this away and ask. RG followed up after the meeting to confirm signage would be installed as Phase 2 opens.
- > MJL asked how many retail units were planned across the whole site. EG confirmed that there were 5/6 units planned across the development. SS asked if there had been any enquiries to fill the vacant unit currently unoccupied. RG said there had been some interest, but they hadn't managed to find a tenant.
- > MJL raised the poor condition of the new Pocket Park. RG noted that LB Camden had designed and installed the park.  
PM queried whether materials/colours had been agreed for Phase 4. EG confirmed these had been agreed. Sample panels could be viewed on site, including windows and decking. The brickwork was reddish at the bottom and sandy towards the top. EG agreed to send a photo to members.

The next meeting will take place Tuesday 25 April at 6pm, at the Calthorpe Street Community Project. RC will circulate the draft minutes and agenda in advance.