

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

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

When: 6.00pm - 7.00pm, Tuesday 27 September 2022

Attendees: Ryan Gow (Phase 3, TWL); Usha Arunachalam (Phase 2, TWL); Eoin Gormley (MAR); Francois Smit (Margery Street TRA); Marianne Jacobs-Lim (Community representative); Rebecca Coleman (SEC)

Apologies: Gail Sulkes (GS); Philip Murphy (PM); Ruth Hayes (RH); Tim Norman (TM); Edwin Heathcote (EH)

Welcome and presentation

- > Ryan Gow (RG) welcomed everyone to the meeting.
- > Noting that both attendees were likely to be familiar with the scheme, RG delivered a short presentation about the scheme, and some of the construction management plans in place to help mitigate impacts of construction, such as the CEMP and CTMP.
- > Marianne Jacobs-Lim (MJL) queried the number of affordable homes as well as the mix across the development. RG said he would take this away and confirm.
- > Francois Smit (FS) asked about the mix of housing and the status of the S73 application made to LB Islington for Phase 3. RG confirmed the S73 application had been approved, with Rebecca Coleman (RC) noting that the CLG had been informed in July when the decision had been made.
- > MJL and FS queried where the community facilities contribution included in the community benefits slide had gone to. RG stated this had been spent on public realm improvements and the Pocket Park.
- > The presentation deck can be found on the project website [here](#).

Communication with residents

- > FS stated that he spent a lot of money producing newsletters for residents explaining what development activity was taking place in the area, and it would be nice to have a contribution towards this or have a physical newsletter delivered for people who can't access the internet.
- > RG stated he would take this point away to discuss with the team.
- > Usha Arunachalam (UA) noted TWCL takes a digital-first approach, to save on paper wastage. FS said it was important for those who couldn't access the internet to be kept up to date. UA noted that the CLG was now in-person and would be useful for those without the internet.

Discussion points

Phoenix Place/Calthorpe Street cleaning

- > MJL raised that the back windows of Calthorpe Street properties had not been cleaned. EG explained that the decision was made not to clean these as it required gaining access through people's homes. MJL explained that people on the street had stayed at home to grant access. EG stated that some people were not happy when contractors had previously accessed their properties.
- > MJL felt that some properties directly facing the development would still benefit from the back windows being cleaned. EG confirmed he would look to arrange the back windows being cleaned for a small number of properties most impacted, where residents were willing for this to be done.



Closure of Phoenix Place

- > RG explained that the decision to close Phoenix Place had been requested by the Postal Museum and made by LB Camden due to safety concerns. The road is open for construction traffic accessing the site and a route for cyclists is being maintained.
- > MJL queried why the Postal Museum had made this decision, as well as the need for the road closure to be maintained on Sundays when there was no construction traffic.
- > EG stated that LB Camden had closed the road after witnessing several safety incidents. EG explained that MAR had tried to implement safety barriers to prevent closure.
- > MJL stated there were significant concerns on Calthorpe Street that the road closure would be made permanent, reiterating that a Sunday closure was not fair on residents, as traffic filtered onto Calthorpe Street making it more dangerous, as well as increasing fumes and noise from traffic. MJL felt that there had been no consultation or information given to residents by LB Camden.
- > RG confirmed that Phoenix Place would be reopened in February, adding that as part of the Postmark development underground car parking was to be accessed from Phoenix Place so a road closure would not be in TWCL's interest.
- > MJL noted that there was no pollution monitoring being done on neighbouring streets to Postmark.

Traffic management

- > EG advised that the first tower crane had been removed, with the second crane being removed towards the end of November. One would be erected at the Phase 4 site at the same time, which would be removed Spring 2023.
- > MJL noted that working hours were generally followed but had received complaints of the generator being started before 8am. EG confirmed this shouldn't happen and would take this away.
- > FS asked how Farringdon Road residents are kept up to date. EG said the residents received a leaflet drop and had been offered window cleaning.
- > MJL asked if MAR knew how a lamppost near to the scheme had been bent. EG confirmed it was not caused by Postmark traffic, and that the team had checked the cameras.

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.
 - Some scaffold had been removed from Block C, and brickwork would be completed in the next 3-4 weeks.
 - Most of the building works had been completed, with works on this phase now mostly taking place internally. There would be some external works to make good the landscaping now the scaffold had been removed, including tree planting.
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- > MJL raised concerns that windows of the new development would overlook into properties on Calthorpe Street.
 - > EG explained that any windows on this side of the development were not residential. A green wall was being installed on the wall and the balconies for these apartments were located on the other side of the building.
 - > FS asked what phase was taking place on Calthorpe Street/Kings Cross Road, and the completion date for this. EG confirmed this was Phase 4, with completion expected Q2 2025.



Phases 3 and 4:

- The concrete frames at Phase 3 were nearly completed, with the tallest complete towards the end of October.
- At Phase 4, the basements were being formed, with the superstructure being erected after Christmas and beginning to rise to their full extent in the summer.

Any other business

- > FS asked if there were any future amendments planned to the development. RG stated that to his knowledge there were not any planned.
- > MJL asked RG to confirm that the Phoenix Place closure was temporary, which RG confirmed.
- > FS asked TWCL to consider their communication strategy to ensure that residents without internet access were being kept up to date. FS mentioned that when piling works were ongoing, some residents who did not know about the works had been worried about the impacts of these.
- > RG asked how many people had no internet access that FS was aware of. FS said he wasn't sure but issued a physical letter to 220 flats each quarter, adding he didn't get regular updates from TWCL.
- > RC confirmed she would add FS to the CLG and newsletter mailing list.

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

Update 29.09.22: following the meeting it was confirmed that a further Non-Material Amendment may be required for Phase 4 of Postmark. Members will be kept updated should these plans come forward.