

MINUTES

Cartwright Gardens Community Liaison Group (CLG)

19 March 2014

20:00 - 22:00hrs

Chair:	Bob McIntyre	Judd Street/Business
Attendees:	Councillor Simpson	Ward Councillor
	Paul Cockle (Crescent Hotel)	Hotel Representative
	Nigel Kemp	Business Representative
	Ricci de Freitas	Marchmont Association
	David Stephens	U of L Representative
	Duncan Palmer	UPP
	Tony Tugnut	BCAAC
	Gajan Raj	Hotel Representative
	Miriam Campbell	Church Representative
	Steve Cowan	SST Management
	Andrew Richardson	Brookfield Multiplex (BM)
	David Berry	UPP (Liaison Officer)
	Elizabeth Paul	SST Residents
	<u>Observers</u>	
	Debbie Radcliffe	
	Janet Goodricke	
	Trevor Shonfeld	
	Glen Fenemore-Jones	
	Paul Wilkinson	UoL
	Damian Quinn	UPP
	Marcus Adam	UPP
Distribution:	All of the above	

www.cartwrightgardens-clg.com

1. Introductions

- 1.1 Bob McIntyre opened the session. He expressed concern that the latest set of documents had been emailed to the committee less than a week before the meeting. He mentioned that the meeting would be audio recorded.
- 1.2 Members of the group introduced themselves.
- 1.3 Bob McIntyre was confirmed as Chair of the CLG.
- 1.4 Paul Cockle asked that the draft minutes of the meeting on 5/3/14 be amended to show he is from the Crescent Hotel – **ACTION DB to amend draft minutes**
- 1.5 Paul Cockle requested that the wording in the OSMP be changed so that it was more precise and where required phrases such as ‘other than in exceptional circumstances’ be considered. **ACTION: UPP/UoL to review.**
- 1.6 Hard copies of the documents previously circulated by email were distributed
- 1.7 Jonathan Simpson was concerned that the councillors were not approached in time for them to attend the first meeting: the only contact with them had been one phone call and they had not received documentation. He asked how previous documentation was distributed. On learning that the first set of documentation had been left in a pile for those committee members present to pick up he commented that inadequate provision of documentation was a continuing problem. For the purposes of the current meeting, he did not regard the circulation of large documents by email as appropriate preparation for informed discussion. In view of this the meeting was null and void, and he would report these shortcomings to the Council planning officer. He thought the meeting should be adjourned **ACTION: Jonathan Simpson to inform Council Planning Officer of his concerns**
- 1.8 Bob McIntyre suggested that the time be used to comment on specific points and that further time be allowed before a formal meeting was held. Minutes provided by UPP of the meeting on were not signed off. **ACTION The next meeting of the CLG would be the first formal meeting in relation to the comp and OSMP**
- 1.9 Ricci de Freitas appreciated the manner in which the information changes were presented as track changes.
- 1.10 Tony Tugnuttt thought the shortcomings identified by Jonathan Simpson and Bob McIntyre showed a lack of respect for the CLG.
- 1.11 Jonathan Simpson said that UoL cannot expect people to digest extensive documentation in such a short time. UoL and partners are not fulfilling their duties and need to up their game. The meeting was one step forward, but not a step forward to a later stage and not a formal meeting at which the CMP or OSMP could be agreed.

- 1.12 Paul Cockle requested that in addition to documents being e-mailed and on the web that hard copies are posted to the representatives 10 days in advance of a meeting. It was agreed that where practicable this would be done. **ACTION: UPP to arrange, where practicable, hard copy documents be posted 10 days prior to a CLG meeting.**

CLG Representatives to confirm their postal addresses to the Liaison Officer for this purpose.

- 1.13 Bob McIntyre said that Elizabeth Paul would take minutes

2. Construction Management Plan

Rodent Control – This was included in the original CMP but omitted from the current one. A section on rodent control was added to the latest draft at the request of CLG, but this contained no specific details. Bob McIntyre asked for details of what action would be taken. UPP responded that further discussions are needed with the Environmental Health Officer to clarify Camden requirements. Elizabeth Paul asked why these discussions were occurring so late in the process. UPP's response was that it was not possible to hold them earlier.

ACTION: BM to provide plan to the CLG 28 days in advance of issue to Camden (end of April 2014).

- 2.1 Traffic - A new traffic plan was presented which had only been developed in the last 3 weeks. BM had only been able to meet with Steve Cardno/Rob Laney 3 weeks ago when they had agreed the presented plan in principle. They also confirmed they would liaise with TfL.

The CLG identified the following areas of major concern that required further consideration:

- Jonathan Simpson asked if the developers had contacted the RNIB. The developers had not and the RNIB were unaware of the scheme until Bob McIntyre informed them last week. The proposed traffic plan crosses pedestrian routes to the RNIB from St Pancras, Euston and Russell Square and this is a guide dog training area.
- Jonathan Simpson pointed out that the road closure of Cartwright Gardens would knock out the main London North-South cycle route. The road was said to be closed on Health and Safety grounds. Several members of the CLG queried this, particularly given a recent email exchange between council officers in which it was stated that it is extremely rare to close a highway for construction purposes.
- The road closure will mean that construction traffic and all other traffic crosses the cycle route. The route will endanger cyclists and pedestrians in Leigh Street, particularly on the corner of Cartwright Gardens
- Camden cycling campaign have not been consulted
- Putting a cycle and pedestrian route through the historic gardens is not acceptable. It was thought that the straight section of Cartwright Gardens is wide enough to contain construction traffic in one direction

and Northbound traffic, cyclists and pedestrians if the pavement outside the halls is used.

- Barclays bikes will not be moved, though this will impede the construction traffic turning from Leigh Street.
- Taxis use Leigh Street as route from Waterloo to St Pancras. If construction traffic is using Leigh Street taxis need to be directed to Bidborough Street

UoL suggested suspending parking bays on crescent. This would adversely affect to residents and hotels and was not accepted by the CLG.

Proposed scheme takes no account of deliveries to NUT, Pret and pub in Mabledon Place

ACTIONS: BM to meet with Camden cyclists. BM to review transport comments and discuss with Highways team and with TFL. Minutes of this meeting to be provided to CLG together with all emails relating to traffic plan. A Camden Traffic Officer to be asked to attend a meeting of the CLG.

Noise and Dust control – Clarification and adequate notification was requested as to when the noisiest phases of demolition would take place

Miraim Campbell said this information was necessary to enable the Lutheran Centre to decide when to accept bookings for meetings and conferences.

Elizabeth Paul said this information was also necessary for the considerable number of residents in Sandwich Street who work at home.

BM reiterated the information on process and steps that would be taken to mitigate and monitor the noise emanating from the site. These include:
Background noise readings will be taken and BS standards adhered to
Live monitoring would be undertaken, If noise levels exceeded then text message, stop works, review works.

Start on Site 1 July 14 – 6 months Demolition programme from August 14 to Jan 15

Using crushing plant, visual and acoustic screening all carried out in accordance with the approved industry standards.

Jonathan Simpson asked for a timetable of construction and heavy noise to be mapped out. This had been done in the case of Westminster Kingsway and other developments in Camden.

It was agreed that BM will provide a brief containing details of when particular activities will be undertaken and when noise levels will be high in particular areas of the site. This will be circulated in 4-6 weeks.

It was clarified that cranes will not over sail other properties.

Paul Cockle asked for particular consideration of the impact of the construction on Leigh House Hotel. Could the Site Accommodation be moved?

ACTIONS: BM to provide the CLG with details of when particular construction activities will take place and when noise levels will be high in particular areas of the site. To be circulated in 4-6 weeks.

BM to provide CLG with a communication plan and process in the event noise exceeds the approved level.

BM to give particular consideration to the potential impact of the plan on the Leigh House Hotel.

BM to amend fig.4 (and fig.5) of the CMP to make it clear the cranes do not over sail other properties.

BM to review if the site accommodation can be moved away from the southern end of Cartwright Gardens.

- 2.2 Local Procurement – The hoteliers asked if BM could provide information on the Garden Hotels to staff that were requiring accommodation during the construction period. BM confirmed that they could do that, however could not guarantee that they would use it.

The blue line on Fig 4 represents the hoarding. The arrangements for hoardings were discussed and it was asked why they could not be higher than 2.4m. BM explained that this was not possible due to the effect of the wind loadings and the stability of larger panels.

Further discussions were had as to whether the hoardings could have information on them of the development and advertise local business especially the shops on Leigh Street and Marchmont Street and local hotels. The general opinion of the group was supportive of this idea. Directions to the shops on Marchmont Street were also needed.

ACTIONS: BM to review the use of images/information of local businesses on the hoardings.

- 2.3 Other CMP points – The Group were asked if they had any further points they wished to make on the CMP.

Sandwich Street

The loading towers will only be used for external brickwork and windows.

Suspend parking – when and how much?

ACTIONS BM – 4 weeks' notice will be given before suspending a maximum of 2 spaces for 1 large vehicle when required.

Dust

The building will be wrapped during demolition and construction.

Background monitoring will be carried out to set level. Similar process of control to acoustic disturbance, i.e. screens, monitor within levels. UPP thought the buildings were already dirty due to their proximity to the Euston Road. CLG asked as an act of good faith if UoL/BM would consider cleaning

neighbouring windows and buildings. Jonathan Simpson pointed out that this had been done in other developments.

Breaches to Sanctions

Steve Cowan asked what would happen if there are breaches of the Section 106 or CMP. BM would check the process with Camden officers and report back to the CLG on the findings. Bob McIntyre asked why Richard McEllistrum was not present, - he is on holiday. BM will check the process with Camden officers and report back to the CLG on the findings.

Site entrance

What happens at the junction of Leigh Street & Cartwright Gardens with construction vehicles? BM confirmed it was currently shown that vehicles can wait approximately 60 ft away from junction prior to entering the site hoarding line on Cartwright Gardens road.

BM also noted that the Barclay Bike station would remain operational during the construction phase.

ACTIONS:

Camden Planning Officer to be present at next meeting

UoL/BM to review cleaning neighbouring windows as a gesture of goodwill.

3. Open Space Management Plan

- 3.1 It was confirmed and agreed following the feedback from the CLG (and other community contributors) that planning condition 5 would be resubmitted to Camden officers showing the retention and refurbishment of the 4 tennis courts.

ACTION: UPP/UoL to submit planning condition 5 for approval.

- 3.2 It was requested that the plans for refurbishing the gardens be reviewed to maintain 4 tennis courts open during construction on the halls and a pair of tennis courts open for the length of the works to the Gardens i.e 2 courts being refurbished and 2 in use.

ACTION: BM to review and feedback.

- 3.3 It was suggested that following the success of involving the London Wildlife Trust in another local community garden they be asked for comment in the design of Cartwright Gardens.

ACTION: UoL/UPP to seek the comments of the LWT.

- 3.4 It was requested that some of the shrubs in the current gardens be retained. It was agreed that these shrubs would be identified and sent to the landscape architect for consideration.

ACTION: CLG to confirm plant species to be retained. UPP/UoL to send to the Landscape Architect for consideration

Opening the gardens and the possible anti-social behaviour was discussed but not concluded and will be an item for the next meeting. It was noted that the community police officer needed to be asked for input on the gardens and commentary on how to deal with anti-social behaviour. Paul Cockle voiced his concern on the point that managing the anti-social behaviour (in the OSMP) was not robust enough. **ACTION: Liaison Officer/Chair to invite PC O'Grady to next CLG meeting.**

- 3.6 It was also noted by Paul Cockle that there have been historic issues with the management of the gardens and that Skinners representative Nick Shepard be contacted to confirm any other issues that had previously been reported.

ACTION: UoL/UPP to seek any comments from Skinners.

4. Future Meetings

It was agreed that 31st March 2014 would be a convenient date for the next meeting

It was also agreed that meetings should in the future commence at 19:00hrs – 21:00hrs.

Minutes Approved (Chair):

Date: