

## MINUTES

Cartwright Gardens Community Liaison Meeting (CLG)

Thursday 19<sup>th</sup> June 2014, 19:00hrs - 21:00hrs

<b>Chair:</b>	Bob McIntyre	Judd Street/Business
<b>Committee:</b>	Councillor Simpson	Ward Councillor
	Gajan Raj	Hotel Representative
	Ricci de Freitas	Marchmont Association
	Debbie Radcliffe	BCAAC/ Local Resident
	Tony Tugnutt	BCAAC
	James Laing	Church Representative
	Nigel Kemp	Business Representative
	Elizabeth Paul	Sinclair Sandwich Thanet
	Steve Cowan	Sinclair Sandwich Thanet
	David Berry	CLG Liaison Officer/UPP
	Duncan Palmer	UPP Representative
<b>Attendees:</b>	John Hartley	Camden Cycling
	Andrew Richardson	Brookfield Multiplex (BM)
	Steve Cardno	Camden Highways
	Marcus Adam	UPP
		Peter Bowe UPP
	George Assimakopoulos	Brookfield Multiplex
	<u>Observers</u>	
	Beth Parkin	
	Jason M	Union Representative
	Janet Goodricke	Local Resident
	Glen Fenemore-Jones	Local Resident
	Libby Giddings	UPP
<b>Apologies:</b>	David Stephens	U of L Representative
	Paul Cockle	Crescent Hotel Representative
	Paul Wilkinson	U of L Representative
<b>Distribution:</b>	All of the above	

## **1.0 Introductions and apologies**

1.1. Bob McIntyre assumed the role of Chair of the CLG.

1.2. Bob McIntyre invited the guests in the room to introduce themselves.

It was noted that David Stephens, University of London Representative, Paul Wilkinson, University of London Representative and Paul Cockle, Crescent Hotel Representative had registered their apologise.

1.3. It was noted that the CMP has been distributed to the CLG. Bob McIntyre suggested the meeting agenda flows in the following format: the CLG raise their feedback on the CMP followed by the presentation from Brookfield Multiplex and then a review of the minutes of the meeting held on Wednesday 17<sup>th</sup> April 2014.

Bob McIntyre suggested that the CLG took a vote on the order of the agenda. Bob McIntyre declined to allow the Liaison Officer's request to comment as to why the group should follow the published agenda prior to the vote. The majority vote was in favour of the CLG providing feedback on the CMP followed by the presentation taking place and then a review of the minutes.

## **2.0 CLG feedback on the CMP**

2.1. Bob McIntyre stated that he feels the changes to the CMP are insignificant and suggested that the group start by discussing the section on traffic, vibration and noise, it was highlighted that these details are on page 19 of the CMP.

2.2. John Hartley stated that his general comments on the CMP have been circulated to the group however he would like to highlight his concern that there are no details within the CMP which address how breaches of the CMP will be enforced.

2.3. Bob McIntyre questioned how the peak traffic times of 0800 to 0930 and 1630 to 1800 Monday to Friday had been decided. Steve Cardno stated they are the timelines which Camden Highways feels general traffic congestion reduces. Bob McIntyre suggested the times may not be accurate. Bob McIntyre highlighted that the peak traffic flow has been identified between 0800 to 0930, however Tony Tugnutt believes the Euston Road westbound traffic is heavier after 0930 and the pedestrian crossing is still busy.

2.4. Bob McIntyre also noted that there is no diagram of the Euston Road / Judd St junction. It was suggested that the large vehicles would have to be in the middle lane to cross this junction.

2.5. Gajan Raj highlighted that several vehicles use Judd St and requested statistics on the number of vehicles using it. Debbie Radcliffe question who the traffic consultant is. Marcus Adam replied that the developers have consulted with Camden Highways. Debbie Radcliffe was surprised that there was not modelling. Cllr Simpson responded that there is usually consent and this would have been considered during the planning.

- 2.6. Bob McIntyre drew attention to a quote on page 20 of the CMP stating that Brookfield Multiplex has engaged with stakeholder. He stated that Camden Cyclists have only had a two hour meeting. Peter Bowe responded that consultation has been made and the developers have done everything reasonably practicable to address the comments raised.
- 2.7. Bob McIntyre stated that Amanda Peck, Camden Case Officer, has commented that Argyle School have not been approached. Marcus Adam highlighted that UPP and Brookfield Multiplex have not received Amanda Peck's email. Bob McIntyre stated that he received it today. Steve Cardno asked for clarification on whether Amanda Peck is suggesting that consultation with Argyle school is compulsory or suggested. Bob McIntyre did not respond to Steve Cardno's question regarding consultation with Argyle School.

John Hartley suggested that the discussed paragraph on page 20 of the CMP is an example of how the CMP can be perceived as unclear.

- 2.8. John Hartley stated that the CMP references the traffic within the site, which the CLG are not concerned about. Their interest is what happens in the streets in the surrounding area, which he feels is not detailed enough in the CMP. John Hartley stated that Judd St to Euston Road is not included as a diagram in the CMP. Andrew Richardson stated that the required diagram is included in the presentation and requested that we now move to present. Bob McIntyre declined to let the presentation proceed.

Cllr Simpson suggested that the CLG would not want vehicles loitering in the surrounding geographical area to avoid the time constraints of the CMP. He requested for stronger wording to be included in the CMP to avoid vehicles loitering. Peter Bowe responded to Cllr. Simpson asking him to clarify that he was relating his remark purely to times outside of the planning permission operating times. Cllr Simpson agreed. Steve Cardno and Marcus Adam agreed to make the wording on page 31 of the CMP more precise regarding vehicle access and egress of the site.

**ACTION: Project team to review wording in CMP on vehicle access and egress of the site with the view of making it 'stronger'.**

- 2.9. Bob McIntyre referenced the items listed on page 31 of the CMP and suggested that all items have been listed. Peter Bowe confirmed that not all items are included within the list.
- 2.10. Andrew Richardson reported that Brookfield Multiplex have spent a lot of time with Steve Cardno reviewing the comments from the CLG and provided email responses. Brookfield Multiplex, Steve Cardno and Amanda Peck have since looked at four access/egress strategies for the traffic management, which are detailed in the presentation. They have reviewed the scheme several times and provided traffic management proposals.

Bob McIntyre stated that the developer cannot apologise for inconsistencies. Marcus Adam responded that the CMP is a comprehensive evolving document.

Gajan Raj suggested that the current version of the CMP is worse than the previous version as it has more caveats so will be harder to enforce.

Peter Bowe responded that the current version represents a compromise solution that has addressed many concerns. Peter Bowe stated that this is the final version of the CMP, which will be submitted to Camden Council seeking approval.

- 2.11. John Hartley questioned what the implications are if guidelines are broken and vehicles arrive at the incorrect times. Peter Bowe stated that a management team will be on the ground to manage Brookfield Multiplex. If the CMP is breached a complaint can be submitted to Camden Council.

Marcus Adam highlighted that Richard McEllistrum had clarified this process in a previous meeting.

John Hartley commented that Brookfield Multiplex and UPP are multiple million pound organisations and the CLG are individuals, so he cannot see how the CLG can take forward a case. John Hartley requested to see something in the CMP which enforced fines. Peter Bowe responded that the practical policing is not something that would be included within the CMP as the CMP is proposing the construction and the traffic management of the build.

- 2.12. Bob McIntyre suggested that the CMP is not good enough as Argyle School and the National Union of Teachers have not been consulted. Peter Bowe responded that The National Union of Teachers has been consulted and commented that CLG should have been representing the school's views to date. Beth Parkin raised her concern that more than 200 students are in residents in the area on Bidborough Street.

- 2.13. George Assimakopoulos introduced himself and Brookfield Multiplex, emphasising their great reputation, awards they have received and that they are governed by the laws of England and Wales. George Assimakopoulos suggested that the CLG can take reference from council's Brookfield Multiplex have worked with for assurance of their reputation.

Bob McIntyre questioned whether Brookfield Multiplex was involved in the deconstruction of The Pinnacle when the injunction was served. George Assimakopoulos responded that Brookfield Multiplex was asked to step in, and resolve the issue for which the injunction was severed. Brookfield Multiplex rectified the situation. Peter Bowe emphasised that the injunction was served against another contractor not Brookfield Multiplex.

David Berry highlighted that UPP will be working at Cartwright Gardens for decades so the reputation they have with the community is of great interest.

- 2.14. Gajan Raj suggested that the process is a mockery as the CLG still have a number of concerns.

Peter Bowe stated that when comparing this version of the CMP to the original version it is evident that the CLG and other stakeholders have been heard. Marcus Adam highlighted areas of the CMP which has evolved significantly through request of the CLG. Tony Tugnutt suggested that the original version of the CMP was inadequate so improvements could be made. Peter Bowe stated that the developers are providing an optimum plan and requested that the CLG do not criticise the developers for listening and incorporating some of the previous views of the CLG. Tony Tugnutt suggested that the CMP is not a credible plan.

- 2.15. Peter Bowe requested to present the presentation.

- 2.16. Andrew Richardson stated that the original plan was ok with Camden Highways and has changed through comments received from the CLG. The CMP has been discussed and is not an individual aspect but an optimum solution.
- 2.17. Debbie Radcliffe raised her concern with the inconsistencies. Debbie provided an example of an inconsistency with signage that states vehicles can arrive at 0700, a different time to that stated in the CMP. Marcus Adam questioned which signs Debbie Radcliffe was referring to. Steve Cardno stated that the signs in discussion are not related to the Cartwright Gardens development and highlighted that no signage has been erected by the developer.
- 2.18. Ricci de Freitas asked for the CLG to see the presentation. Bob McIntyre confirmed that the presentation would be presented.
- 2.19. Cllr Simpson stated that once the CLG have flagged up concerns with the CMP it has changed through negotiation.
- 2.20. Cllr Simpson stated that the restriction of working hours is vague and reiterated that an action has been taken for additional wording to be added to CMP on the arrival and egress of vehicles outside of the planning times.

Ricci de Freitas highlighted that a just in time approach of vehicle arrivals did not work for a construction company who have built in the local area and stated that it is in the developer's interest to get this right.

- 2.21. Elizabeth Paul commented on the feasibility of 45 vehicles entering the site daily and provided details that a vehicle would be arriving every nine minutes, which would give the vehicle five minutes movement on and off the site at five minute intervals. It was also highlighted that some of the vehicles will be leaving site at variable times. Elizabeth Paul questioned how the developer will manage the logistics of something that complex and raised concern that vehicles will be back up the road.

Bob McIntyre suggested that the logistics haven't been analysed adequately and highlighted that vehicles service the local shops several times daily, at which point the construction vehicles will struggle fit down the road. Peter Bowe stated that this was one of the factors taken into account in drastically reducing traffic using Leigh St and Judd St.

Elizabeth Paul raised concern that the vehicles will leave the queue on the Euston Road and queue on other roads causing vehicles to arrive on site at the same time.

Andrew Richardson explained that consideration has been given to the logistics of having a maximum of 45 vehicles access and egress the site during peak periods. A robust booking-in system will be used; Camden Council have arranged for a holding area in Bidborough St if needed and while the road is closed between 0930 and 1630 it will be used as a holding area.

Elizabeth Paul stated that you cannot possibly predict what the queuing situation will be.

Andrew Richardson stated that the road will be closed and agreed that a more robust statement will be provided on the arrival of vehicles to the site. Cllr

Simpson requested that a map of the geographic area where the vehicles can wait is included within the CMP.

**ACTION: Include within the CMP a map of where the vehicles can wait.**

Andrew Richardson highlighted that Brookfield Multiplex appreciate the concerns regarding traffic management. Cllr Simpson reiterated the wording will be made more precise within the CMP. Andrew Richardson agreed and stated that Brookfield Multiplex will not allow for the construction vehicles to park in other streets.

- 2.22. John Hartley suggested that the best plans sometimes go wrong and questioned whether the vehicles would be using the holding area on Bidborough St during the hours of 0930 and 1630. Peter Bowe responded that the holding area on Bidborough St is for use as and when required during the hours allowed during planning.

Beth Parkin questioned what consideration has been given to the students who use Bidborough St parking while unloading their vehicles. Andrew Richardson responded that the 20 minute drop-off areas on Bidborough St are not affected by the holding area.

John Hartley questioned that there is nothing in the CMP that stops vehicles being held on Bidborough St. Steve Cardno highlighted that the agreed working hours are between 0800 and 1800. John Hartley stated that the latest direction from Camden is that vehicles will avoid the peak times. Steve Cardno agreed that the peak times will be avoided, however there are exceptions.

John Hartley gave an example of a skip lorry arriving at 0800 and being held on another street. Peter Bowe explained that is not what has been suggested. Cllr Simpson reiterated that the stronger statement with the inclusion of the geographical area will clarify this.

- 2.23. George Assimakopoulos stated that Brookfield Multiplex are trying to demonstrate that they have a lot of development experience and have worked with local councils delivering within the rules which have been set. John Hartley stated he is happy to establish a set of rules. Peter Bowe explained that the rules have been established and are in the final plan. Parking outside of the permitted zones will not be tolerated.

Bob McIntyre felt it was unfair to suggest that any delay or problem has been the CLG's making not the developer's. George Assimakopoulos apologised if the CLG felt he was putting the blame on the CLG, this was not the intent.

- 2.24. Steve Cowan questioned whether the deliveries to Sandwich St, which have been detailed to occur outside of the working hours, will be taking place at the initial and late parts of the program. Peter Bowe confirmed that is correct. Andrew Richardson stated that the schedule on page 46 of the CMP details the access use on Sandwich St. Sandwich St will only be used when the elevation can only be made on Sandwich St.

- 2.25. Andrew Richardson highlighted that once access has been identified an email will be provided a week prior to the activity. Rather than a monthly newsletter a weekly letter will be distributed detailing the proposal of works expected to occur that week.

Cllr Simpson suggested that it would still be useful to have a monthly or bi-monthly newsletter and a six monthly high level rolling programme update to allow for individual to make plans to be out of the area if they wish. Cllr Simpson requested for this to be added to page 60-62 of the CMP.

**ACTION: Project Team to add a paragraph on newsletters and updates to the CMP.**

- 2.26. Cllr Simpson highlighted that on pages 56 and 57 of the CMP there are details on cleaning public highways, but it does not talk about cleaning buildings. Cllr Simpson suggested that UPP could make a written offer to clean the buildings. Steve Cardno stated that cleaning buildings is not a requirement. Cllr Simpson suggested it as a concession already agreed to.

**ACTION:** UPP to confirm how it will assist regarding window cleaning.

- 2.27. Ricci de Freitas asked Steve Cardno what conversations have been had with The Licensed Taxi Drivers Association as 60% of the Judd St traffic is taxis. Steve Cardno stated that taxi would have to modify their routes while the road is closed. It was noted that no direct conversations have been held with the association, however when a contractor applies for temporary road closure they are informed. Tony Tugnutt questioned where the taxis will go. Steve Cardno suggested that they may use Bidborough St.

- 2.28. Ricci de Freitas suggested that the presentation take place. Bob McIntyre questioned how long the presentation would take. Andrew Richardson stated the presentation would take approximately 10 minutes.

It was agreed that the presentation would be given and then questions would follow.

### **3.0 Presentation of the traffic management plans.**

- 3.1. Andrew Richardson gave a presentation on the traffic management plan which has been reviewed in detail with Camden Council Highways and is within the CMP.
- 3.2. Ricci de Freitas questioned whether there would be a marshal on the Bidborough St / Judd St junction. Andrew Richardson stated that a marshal has not been allocated to that location at the moment.
- 3.3. Bob McIntyre questioned whether there would be a marshal on Euston Road / Judd St junction. Andrew Richardson stated that a marshal has not been allocated to that location.
- 3.4. Steve Cardno stated that we need to be realistic with the number of marshals and draw a line somewhere. James Laing commented that it is useful to see the options which have been offered, but he feels the marshals are required where the most vulnerable people are located, at Argyle School and the RNIB.

Peter Bowe highlighted that the traffic management route only passes Argyle school during out-of-hours periods. Cllr Simpson questioned whether the exit time of 15:15 at Argyle school has been addressed. Steve Cardno stated that they have been reasonable and pragmatic when making decision otherwise the project will take four years to build. Bob McIntyre reiterated that Argyle school have not been approached. Steve Cardno stated that the CLG have now approached

Argyle school. Cllr Simpson stated that most pupils leaving Argyle School travel North away from the development area..

- 3.5. Elizabeth Paul stated that the pedestrian crossing on the corner of the Euston Road is the busiest crossing on the Euston Road and suggested it requires a marshal. James Laing added that there is a traffic light on the junction from Judd St to Euston Road. Bob McIntyre also added that it is an accident black spot.

Cllr Simpson questioned whether the frequency of these traffic lights has been considered as it only allows two vehicles across at a time. Andrew Richardson highlighted that the route using this junction will only be used from mid-July to September 2014.

Peter Bowe added that all drivers will have the driving qualification detailed in s106c and emphasised that UPP and Brookfield Multiplex take health and safety very seriously.

Elizabeth Paul questioned how the marshals will managed the vehicles during periods of heavy traffic flow. George Assimakopoulos stated that the marshals will liaise via radios.

- 3.6. Cllr Simpson questioned whether Brookfield Multiplex has discussed the traffic management with the Unison building, as they are currently moving 30 vehicles a day. Cllr Simpson questioned whether the marshals will liaise with Unison. Andrew Richardson stated that he has been in contact with the contracts and they are concluding their works so there will only be a two month overlap period.

- 3.7. Cllr Simpson suggested that the developer monitor and manage the Judd St/ Euston Road junction from the offset and consider releasing a general agreement. Peter Bowe agreed that Brookfield Multiplex and UPP will take it as an area to monitor.

John Hartley stated that to a certain extent there will be a cyclist blind spot. Andrew Richardson stated that there will be marshals and gateman to oversee the welfare of cyclists.

John Hartley highlighted that even though it is dangerous cyclists will go up the inside of construction vehicles and the vehicles may swing left to make a right turning out of the junction. Peter Bowe highlighted that the drivers will have had the appropriate training. John Hartley suggested that the cyclists need priority within the area. Peter Bowe stated that Brookfield Multiplex and UPP are trying to accommodate this and will continuously review the safety of the project.

- 3.8. Gajan Raj questioned what percentage of vehicles would be over 9.5m in length. Marcus Adam stated these details are on page 30 of the CMP. James Laing questioned if only the articulated lorries are over 9.5m in length. Andrew Richardson confirmed that the articulated lorries would be over 9.5m in length and vehicles moving cladding and some other materials. Peter Bowe explained that these vehicles cannot be turned around within the site.

John Hartley questioned whether there is discussion of the different vehicles which can and cannot be turn around. Peter Bowe stated that before a ramp within the site is established the vehicles will egress via the route for vehicle greater than 9.5m in length.



- 3.9. Bob McIntyre highlighted that there were 5 minutes remaining for the presentation.
- 3.10. Elizabeth Paul questioned if vehicles will be left on the road during its closure. Andrew Richardson stated that vehicles maybe on the road during access and egress and highlighted that further details of access and egress will be added to the CMP, as discussed earlier in the meeting.
- 3.11. Elizabeth Paul asked for dangers to be avoided as the cyclist who use the route travel at high speed. Peter Bowe reiterated that there will be traffic marshals present.
- 3.12. Elizabeth Paul highlighted that she would prefer the development to be built over a longer timeframe and questioned whether there is an objection to this. Andrew Richardson stated that the restriction on the project is for vehicles to be cleared by 1800.
- 3.13. Nigel Kemp highlighted that the cyclists using the junction from Leigh St to Cartwright Gardens travel too fast and do not properly observe the road. Nigel Kemp suggested that it would be safer to have a traffic marshal on this junction. Andrew Richardson confirmed that a traffic marshal will monitor the junction. Nigel Kemp reiterated the speed which cyclists travel and suggested they are not visible to pedestrians. Debbie Radcliffe highlighted that a marshal will be on the junction.
- 3.14. Steve Cowan questioned what route will be taken when accessing Sandwich St. Andrew Richardson confirmed the access will come from the West of Hastings St. Steve Cowan questioned whether vehicles would travel along Sandwich St. Andrew Richardson highlighted that cars do not turn around on Sandwich St, likewise lorries will neither.
- Elizabeth Paul stated that the RNIB is located at the East of Sandwich St. Andrew Richardson reiterated that vehicles would access the street from the West.
- 3.15. Steve Cowan questioned whether the presentation would be provided on the website. Peter Bowe and Andrew Richardson confirmed it would be.  
**ACTION: Upload the presentation to the CLG Website.**
- 3.16. Gajan Raj suggested that the request to move the gates has not been considered. Andrew Richardson stated that the considerations are on page 23 of the CMP.
- 3.17. John Hartley suggested that his and Debbie Radcliffe's comments had been ignored. Peter Bowe stated that comments have been considered and there is intent to submit this version of the CMP. Debbie Radcliffe highlighted that there is a lack of trust from the CLG.
- 3.18. Bob McIntyre suggesting taking a vote on whether the CLG feel the CMP is fit for purpose. Steve Cardno stated that the revised version of the CMP has considered several comments raised by the CLG. Steve Cardno stated that during this meeting there have been few changes highlighted, which will be included within the CMP. That is the version which will be submitted to Camden Council.
- 3.19. James Laing suggested that at some point it felt like the CLG were making progress and suggested that the meeting has been a waste of time as the CMP is being submitted.

- 3.20. Gajan Raj stated that the CLG do not know how the peak hours have been determined.
- 3.21. Ricci de Freitas highlighted that if Paul Cockle was present at the meeting he would suggest the CLG make an appropriate statement. Ricci de Freitas suggested that the CLG should make a statement.
- 3.22. It was suggested that the number of students who use the road needs to be taken into consideration. Peter Bowe stated this has been considered and emphasised that student accommodation is UPP's core business.
- 3.23. Debbie Radcliffe suggested that the development should not have received planning permission.
- 3.24. Ricci de Freitas highlighted that the CLG will make a statement.
- 3.25. Marcus Adam stated that the comments made by Cllr Simpson during the meeting will be added to the CMP and then it will be submitted to Camden Council. Debbie Radcliffe requested to see the version of the CMP which is submitted.

**ACTION: Project Team to distribute any updated CMP**

- 3.26. Elizabeth Paul highlighted that the CLG have carried out a lot of unpaid work.
- 3.27. John Hartley suggested that the document he prepared had been dismissed. Peter Bowe stated that was not the case. John Hartley highlighted that the CMP is being submitted which he feels is the same thing. Peter Bowe apologised that John Hartley felt he points had not been address and explain it could have been covered in the presentation, but there was not time.
- 3.28. Elizabeth Paul questioned whether Peter Bowe had attended the CLG meetings previously and explained that the CLG would go away and review the plans, submit their comments, which are then discussed during the meetings. Marcus Adam stated that the CMP will be presented to the council now the comments of the CLG have been reviewed.

Peter Bowe stated that a number of comments have been considered. It has been agreed that robust wording will be added to the CMP with regards to access and egress of the site; newsletters of the planned works will be produced; a number of traffic management options have been reviewed, marshals have been added into the plans and it has been agreed that a limited number of vehicles will use Judd St and Leigh St.

- 3.29. Bob McIntyre closed the meeting

**4.0 Action of the meeting held on 16<sup>th</sup> April 2014**

NB. The group did not review the minutes from the meeting held on 16<sup>th</sup> April 2014

**Minutes Approved (Chair):** .....

**Date:** .....