

Bernard Morgan House – Neighbourhood Construction Meeting

Meeting Summary

Date: Monday 25th June 2018

Time: 6:30pm

Venue: Tudor Rose Court, 35 Fann St, London EC2Y 8DY

Project team attendees:

Tom Bailey (Taylor Wimpey Central London); Gary Cullan and Eoin Gormley (McAleer and Rushe); Chris Rumsey (Cascade Communications); Freddie Palmer (Cascade Communications); William Mendoza (Cascade Communications).

1. Introductions

CR welcomed attendees and led introductions from members of the project team.

2. Update on current works

EG updated on progress with piling.

EG gave a presentation on upcoming construction works, including:

- Building of pile foundations.
- Installation of a crane which will be carried out by London Tower Cranes on 21 and 22 July. The communications plan is to notify neighbours via email and newsletter.
- Golden Lane will be closed for 2 days with works to go on from 8am – 8pm on the weekend for the installation of the crane.
- Confirmed that when the new crane is installed, its radius will ensure that it stays within the site boundary.
- Deliveries to be carried out as per the traffic plan.
- Final basement excavation works will be undertaken.

3. Update on communications

CR updated on communications – the next newsletter will go out in early July and the construction meeting will take place before the school summer holidays.

TB and EG confirmed that Taylor Wimpey and McAleer and Rush will be making a donation to the Fortune Street Park Fete on 30 June.

4. AOB

Questions were raised by attendees, a summary of the answers given follows:

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Construction Management Plan

Confirmed that works to install the crane will run from 8am – 8pm on both Saturday 21 July and Sunday 22 July although if significant progress is made on Saturday then the starting time could be moved to later on Sunday.

During the Golden Lane road closure the pavement closest to the site will be closed and access to the park will be maintained.

Confirmed that Brackley Street is to be closed for the duration of works from 13 August. More detail on the road closure will be provided at the next meeting.

The team reiterated that should residents have questions or concerns about the works, they should contact the team via the McAleer and Rushe site/project managers and/or the dedicated Freephone line and email address which can be found on the newsletter, website and weekly updates.

Mains connection

EG confirmed that the team are working closely with UKPN and the City of London and the site mains connection is currently expected to be in October. One generator will continue to be used on site and the mains electrical supply will be more efficient and quicker to set up. The tower crane will also operate off a temporary generator.

Noise and vibration

There was discussion about the quiet working hours and what activities were permitted in these hours. EG confirmed that lorries will be loading and unloading all day and that they can do so during quiet hours.

EG confirmed the noise monitoring procedures and the noise limits, which have been agreed with the City of London. More detail on the quiet working hours will be provided in the next newsletter and McAleer and Rushe will update on noise levels at the next meeting.

Site appearance

Confirmed the streets will be kept clean; the power washer will continue to be used to clean the streets when necessary.

Window cleaning

Confirmed that a further update on potential window cleaning will be provided at the next meeting in July.

Name of development

It was confirmed that the final name of the completed development will be announced shortly. CR thanked the local community for their response to the online poll.

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