

# Bernard Morgan House – Construction Liaison Group Meeting Summary

Date: Monday 14<sup>th</sup> August 2017

Time: 6:30pm

Venue: Golden Lane Association, Golden Lane Estate, EC1Y 0RN

## Attendees

---

Richard Smith (TWCL); Darren Connolly (TWCL); Sam Odusina (TWCL); Jonathan Hanley (GLD); Chris Rumsey (Cascade Communications); Freddie Palmer (Cascade Communications).

Anthony Camp (Tudor Rose Court); Barbara Brownlee (Breton House); Bruce Badger (Ben Johnson House); D.A. Phillips (Bowater House); Alderman David Graves (Seddon House); Dr C. White (Shakespeare Tower); Emma Matthews (Bowater House); Mr H (Shakespeare Tower); Hazel Brothers (Breton House); Hill House (Breton House); Ian Burleigh (Tudor Rose Court); Lyn Morris (Jewin Welsh Church); Mai Le Verschoyle (Cobalt Building); Mr N Cressey (Tudor Rose Court); Sue Pearson CC (Hatfield House)

### 1. Introductions

---

Chris Rumsey (CR) welcomed attendees and led introductions.

### 2. Update on community engagement

---

CR updated the group on upcoming communications including newsletters, a new project website and weekly update emails.

### 3. Demolition Works

---

Jonathan Hanley (JH) updated the group on works, explaining that preparatory works had been taking place in the basement and strip out works have been completed ready for demolition to begin. JH confirmed that additional signage had been installed on the hoardings following a request at the July Construction Liaison Group meeting. The address on the site hoarding will be changed and the noticeboards will be kept regularly up to date with information on the latest works.

### 4. AOB

---

A number of questions were raised by those attending the meeting, a summary of the answers given follows:

#### **Freephone line**

It was confirmed the Freephone line goes through to Cascade Communications and is monitored out of hours.

#### **Estate Offices**

It was confirmed that Cascade would work with both the Barbican and Golden Lane Estate Offices to ensure residents are kept informed and that noticeboards in blocks are used to promote the site contact details.

#### **Basement works**

The exploratory pile holes have been backfilled with concrete. Works are continuing to prepare the site for demolition.

# Bernard Morgan House – Construction Liaison Group

## Meeting Summary

### Tiles

It was confirmed that the trial removal took place in partnership with the City of London. One tile was removed from the north elevation. The approach to the tiles will be agreed with the City of London and residents will be kept up to date.

### Timescales

TWCL are currently working with the City of London to finalise the S106 agreement and secure the planning permission in order for demolition works to begin. Residents will be notified in advance of the demolition works starting on site.

### Transport management plan

GLD and TWCL are working with the City of London to agree the construction transport management plan. Marshalls will be in place once demolition works are underway to manage deliveries to the site, ensure pedestrian safety and that deliveries are not blocking local roads. A scaffold gantry has been erected to ensure that pedestrians can safely use the pavement while works take place above. JH confirmed that delivery vehicles will be fitted with white noise alarms to reduce noise disturbance for neighbours when vehicles are reversing. GLD are liaising with the Jewin Welsh Church, Fortune Street Park and the Richard Cloudesley school to ensure that deliveries and demolition works are co-ordinated. The construction transport management plan will be made public and will be available to view on the planning portal.

### Generator

JH gave an update that the generator had been relocated since the previous meeting in July. The generator operates in 'super-silent mode'.

### Dust

It was confirmed that a range of measures to mitigate dust will be used including the choice of demolition methodologies (munching and avoiding hydraulic breaking wherever possible); use of the latest technology (water cannons that dampen down the immediate area, capturing the dust at source). Dust levels will be closely monitored with limits agreed with the City of London in advance.

### Hatching Dragons Nursery

TWCL are continuing to work with Hatching Dragons Nursery in order to relocate them in a new unit before demolition works begin on the site.

### Trees

It was confirmed that some trees will need to be removed but there will be a net gain of two trees on the site once the development is complete. Details of the landscaping strategy are available to view on the city of London Planning Portal.

### Additional Questions

In addition to the questions raised at the meeting two additional questions were emailed to the team in advance of the meeting with regards to the scaffolding wrap and the quality of the architecture. TWCL can confirm that the scaffold wrap is fully compliant with fire safety regulations. TWCL are working closely with City of London planning officers to ensure that the development is of the highest quality and all materials will be agreed in consultation with officers.

#### 5. Next Meeting

---

The next meeting will take place in September. Residents will be notified by email and newsletter to confirm the date and time.