

Bernard Morgan House – Construction Liaison Group Meeting Summary

Date: Monday 17th July

Time: 6:30pm

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

Attendees

Richard Smith (TWCL); Chris Railston-Brown (TWCL); Darren Connolly (TWCL); Sam Odusina (TWCL); John Hanley (GLD); Jonathan Hanley (GLD); Emma Waterfall (Cascade Communications); Chris Rumsey (Cascade Communications); Freddie Palmer (Cascade Communications).

Jo Rodgers (Breton House); Emma Matthews (Bowater House); Llino Morris (Jewin Welsh Church); Hannah Carey (Jewin Welsh Church); Anthony Camp (Tudor Rose Court); Jan Bennett (Tudor Rose Court); Peter Bennett (Tudor Rose Court); Hazel Brothers (Breton House); Sue Pearson (Hatfield House); Tim Godsmark (Hatfield House); W Pimlott (Cramwell Tower); R Anderson (Breton House); Mark Bostoch CC (Frobisher Crescent); Mai Le Verschoyle (The Cobalt); F Stevenson; Jessica Rossi (Hatching Dragons); Dawn Frampton (Cuthbert Harrowing); Pat Smith (Bowater House); Bruce Badger; Iwan Daview (Jewin Welsh Church); Fred Rodgers (Breton House); Heather Page (Cuthbert Harrowing House); Claudia Marante (Bowater House); B Mann (Basterfield House)

1. Introductions

Chris Railston-Brown (CRB) welcomed attendees and introduced The Team - including Cascade Communications who had been appointed to manage community engagement during construction on Bernard Morgan House (BMH).

2. Update on community engagement

Emma Waterfall (EW) gave a presentation which introduced Cascade Communications. Cascade were recently appointed by Taylor Wimpey Central London to communicate with local stakeholders and neighbours regarding the demolition and construction of Bernard Morgan House. Cascade's role is to liaise with the onsite team to ensure that local residents are kept informed about what is happening, or due to happen on site, and answer questions about the construction process. This includes a commitment to regular engagement through dialogue and meetings such as these Construction Liaison Meetings.

EW outlined the proposed forms of engagement which included:

- Monthly Construction Liaison Meetings
- Monthly newsletters
- Weekly email updates
- Drop-in sessions
- Updates on site noticeboards
- Dedicated website

EW outlined the methods that members of the community could use to contact The Team including a dedicated email address (construction@cascadepr.co.uk), Freephone line (08081 686 677) and a Freepost address (Freepost Public Consultation Cascade, RTUA-THGR-LUYK, 26 Noel Street, London, W1F 8GY).

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3. Agreeing the scope of the Construction Liaison Group

The proposed Construction Liaison Group meets monthly and is open to any member of the local community. The Development Team will provide an update on demolition and construction works on Bernard Morgan House and the local community will be able to ask any questions about the demolition and construction works on Bernard Morgan House. The scope and frequency will remain under review and flexible to ensure it continues to meet the needs of the community.

4. Demolition Works

Jonathan Hanley (JH) gave a presentation introducing Greater London Demolition, updating on the current preparatory works and outlining the proposed demolition methodologies. JH also talked about the methods which would be used to monitor and mitigate noise, vibration and dust.

5. Timeframes

Demolition is predicted to take approximately 10 weeks. Construction is predicted to take approximately 2 years.

6. AOB

A summary of answers given to questions is below:

Vehicles

- A transport management plan will be agreed with the City of London in advance of works starting on site.
- It is proposed that vehicles will reverse down Viscount Street to enter the site. Banksmen will be used to ensure safety.
- The no right turn from Fann Street onto Golden Lane is only for BMH HGVs. The sign on the scaffolding will be updated to make clear the rule only relates to BMH construction vehicles.

Proximity of local schools

- The Team highlighted the Battersea Exchange development in Wandsworth where Taylor Wimpey Central London and Cascade Communications worked closely with two schools that were within a very close proximity to the site. The team will work closely with surrounding schools to ensure that works and deliveries are co-ordinated as much as possible.

Saturday working

- The Team confirmed that noisy works on Saturdays will be avoided wherever possible and that when noisy works are necessary, this will be communicated to the community in advance.
- The standard City of London working hours are Monday-Friday 0800-1800. Saturday 0900-1400 and no works on Sundays or Bank Holidays without prior permission from the City of London.

Generator

- In response to a question from a resident in Bowater House the team agreed they would look to relocate the generator to reduce any noise disturbance. The generator currently operates in super silent mode.

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Vibration

- The Team confirmed noise, vibration and dust levels would be regularly monitored to ensure that disruption is kept to a minimum.

BMH Tiles

- A trial removal will be conducted on the tiles in conjunction with the City of London. No decision has been made on how the tiles might be re-used.

Scaffolding wrap

- The Team gave an update on the scaffolding and the materials used for the wrap around the building. It was confirmed the materials used complied with fire safety regulations.

Noise

- The Team confirmed that acceptable noise levels will be agreed with the City of London and monitored at all times. The Team highlighted that noisy working hours will be adhered to and hydraulic breaking will be avoided as much as possible to reduce disruption.

Hatching Dragons Nursery

- TWCL are working to move the nursery to a temporary location in advance of works starting on site. A further update will be given at the next meeting.

Noticeboard

- It was agreed that additional noticeboards would be installed on each hoarding frontage.

7. Next meeting

The next meeting will take place in August. Date and venue to be confirmed.

For any questions the Development Team can be contacted through the below details:

Email: construction@cascadepr.co.uk

Freephone: 08081 686 677

Freepost address:

Freepost Public Consultation Cascade

RTUA-THGR-LUYK

26 Noel Street

London

W1F 8GY.
