

Bernard Morgan House – Construction Liaison Group Meeting Summary

Date: Monday 26th March 2018

Time: 6:30pm

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

Project team attendees:

Tom Bailey (Taylor Wimpey Central London); Samuel Odusina (Taylor Wimpey Central London); Kelly Tait (Taylor Wimpey Central London); Jonathan Hanley (Greater London Demolition); Eoin Gormley (McAlear and Rushe); Chris Rumsey (Cascade Communications); Freddie Palmer (Cascade Communications).

1. Introductions

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

2. Update on works from Greater London Demolition/Taylor Wimpey Central London

JH gave an update on demolition works explaining GLD were preparing to begin the final phase of demolition works ahead of full permissions from the City of London.

3. Update on construction phase (including revised Construction Management Plan including construction logistics route)

EG gave a presentation on the revised Construction Management Plan, including the Construction Logistics Plan that contains the routes to and from site throughout construction.

EG explained that following feedback from the community (including at the February Construction Liaison Group meeting) the team went back to the City of London to revise the routes in order to avoid Fann Street.

4. Update on communications from Cascade Communications

CR provided an update on community engagement, including that the next Construction Liaison Group meeting was scheduled for Monday 30th April at the Ralph Perring Centre. (*Update following the meeting: The meeting venue for the April meeting was changed to Tudor Rose Court, 35 Fann St, London EC2Y 8DY*).

5. AOB

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

Demolition works programme

TB confirmed that the hope was for demolition works to restart before Easter. Once started works were expected to last approximately seven weeks.

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Demolition works noise

TB confirmed that the next phase of demolition works would be carried out within the same noise limits as previously.

Construction Management Plan

EG explained that Beech Street would be used to keep traffic off Fann Street. Any impacts on Beech Street were expected to be minimal as construction transport would use this street briefly before turning onto Golden Lane. TB agreed to explore the monitoring data the City of London have on Beech Street tunnel to better inform the route. It was also agreed that there would be ongoing liaison with relevant authorities regarding road works, use of Beech Street tunnel as part of City of London “Culture Mile” etc.

EG told the group that this was not the easiest route for McAleer and Rushe but they are proposing this route following community feedback and this route would be the least disruptive for the community.

EG confirmed there was not space on site to turn around to allow transport to drive out of the site in forward gear.

EG explained parking suspension on Brackley Street would be made for approximately two years. No disabled parking spaces would be disabled.

TB confirmed the plans had considered deliveries and that the team had been meeting with neighbours such as UBS.

There will be no impact of construction vehicles on Fann Street.

Window cleaning of nearby buildings

TB confirmed the team will still be reviewing this on completion of demolition works.

Site welfare

EG confirmed McAleer and Rushe plan to set up site cabins in a similar way to GLD’s set up.

Notice of Construction Liaison Group meetings

In response to a question about the timing of newsletters in relation to the meeting the team explained the meeting was publicised through the weekly update emails and at the previous meeting. The intention is for the monthly newsletters to give at least one week notice of the meetings.

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Construction Management Plans (CMP)

There was discussion about the CMP and logistics route for the construction works. Concern was expressed by residents about the proposed use of Fann Street as an access road for delivery vehicles. The team confirmed that the CMP has not been finalised and is still being consulted on with the City. *(Update following the meeting: TWCL and McAleer and Rushe have taken on board comments from the community and in consultation with the City of London have revised the construction logistics route to avoid the use of Fann Street. This revised plan has been submitted to the City of London and will be available on the planning portal.)*

Site appearance

In response to a question about how the site could be environmentally friendly TB and EG confirmed they would be investigating a number of ways to maintain a good site appearance, including planters.

Prior Weston and Richard Cloudesley Schools

TB confirmed TWCL were progressing with a green wall for Prior Weston and a dropped curb on Golden Lane for Richard Cloudesley. These are being funded by TWCL.

Hatching Dragons

TB confirmed the new nursery premises in Westminster was nearing completion.

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