

Maitland Park Estate

Construction Working Group No.5

18 February 2021 5:30-6:30pm (held remotely)

Meeting Facilitated by Howard Phelps, Arcadis

Attendees

[REDACTED] – resident Oak House
[REDACTED] – resident Rowan House
[REDACTED] – resident Whitebeam House
[REDACTED] - resident Maitland Park Road
[REDACTED] – resident Whitebeam House
[REDACTED] - resident Rowan House
[REDACTED] - resident Rowan House
[REDACTED] - resident Rowan House
[REDACTED] – TRA
[REDACTED] - TRA

Cllr Abdul Quadir (**Cllr AQ**) – Local ward Cllr and resident leaseholder

Cllr Alison Kelly (**Cllr AK**) - Local ward Cllr

Howard Phelps (**HP**) – Project Manager/Employer’s Agent, Arcadis, Meeting Facilitator

Mark Crisp (**MC**) – Site Manager, Bouygues UK

Dilan AlPasha (**DA**) – Senior Development Manager, LBC

Tali Sternfein – Development Manager, LBC

Rebecca Ellis – Consultation & Engagement Officer, LBC

Evelyn Mills - Bouygues UK Resident Liaison Officer

Paula Arkell-Waller – Deputy Social Value Manager, Bouygues UK

Apologies

Adrian Cook (**AC**) – Construction Manager, Bouygues UK

Rosemarie Jenkins (**RJ**) – Team Leader, Haverstock, LBC

1) Welcome and Introductions

DA: We are at a key milestone in the project, demolition is complete and Bouygues are expected to take possession of the site in mid-March.

2) Site progress and upcoming works (Mark Crisp, Bouygues UK)

(Presentation - Appendix A) Access, parking, hoarding, refuse collection, including consideration of alternative site set up.

Question: Will you be cutting down trees on Grafton Green?

MC: No trees will be cut down, and more will be planted when the scheme is complete.

Q: Dockless bike storage has been proposed on Grafton Terrace

Cllr AK: We’ve gone back to the council and they are looking at the proposals again

Q: Will the pavements be removed all around the site?

MC: (Areas removed / blocked are displayed on the presentation map) Where footpaths have been closed, push button pedestrian crossings and ramps have been provided. This is just a temporary measure until the construction is complete (expected Aug / Sep 2022), after which all footpaths / pavement areas will be reinstated.

Q: There is a set of recycling bins on the grass outside Whitebeam House, not inside the bin room as they are used by other blocks too.

MC: They will have to be moved, will look into relocating [**Bouygues Action**]

Q: The green space that is being taken up by the site set up is used by kids, where will they go now? Provision is especially needed in the summer months.

DA: Play equipment, rather than a MUGA, will be provided. The type and location of the items of play equipment are to be consulted on. This will be permanent, so will need planning consent.

Q: Will there be an increase in noise from the new electricity substation?

MC: Old substations are noisy, but new substations include acoustic insulation. One of the new ones (adjacent to Aspen, Chestnut and Beech House) is already in operation.

CllrAQ: How long will road closures last? Ambulances and cars require access.

MC: The roads will remain open; the new traffic lights may slow traffic.

CllrAK: Residents often complain about the bleeping noise from pedestrian crossings. Is it possible to turn off the noise so that it is not disruptive?

MC: Will look into this and contact suppliers, but there may be regulations to comply with for the partially sighted. **[Action]**

Q: Will the traffic lights stay after the construction works? The noise will echo around the buildings, and estate roads will build up with traffic. Is it really essential?

MC: They are only temporary due to the closure of footpaths for the duration of the construction period. We will contact the traffic management company about the noise and will monitor the traffic. This has been suggested as the safest solution, and was specifically requested by the highways team at Camden, but we will need a real life scenario to see the impact on traffic.

Resident comment: There is a dangerous blindspot opposite the pub by the Almshouses, so this new crossing will help.

Q: If there are 119 new homes, will there be an increase in car spaces?

DA: This is a car free development, only 4 new 'Wheelchair' spaces will be provided for the accessible units.

Q: Will there be new retail or restaurants?

DA: No retail, but there will be a café space in the community hall, along with meeting rooms and studios to rent.

Cllr AK: It's very important that the council works with residents on the community space to make it successful.

Q: If the community is unable to run this space, or it proves unviable, we were told previously that its tenure could revert to private housing.

DA: It is a Planning obligation to have a community space, this is the commitment, and we will need to find a way to make it affordable.

3) AOB

Q: There is graffiti on the hoarding around Grafton Terrace, can you remove it?

MC: The hoarding will be replaced over the next week. Once replaced, the new hoarding will be painted and inspected daily.

Q: What will happen to the planter which will be within the site set up?

MC: The rusty planter will be replaced by two new ones, one with roses that were removed from outside Aspen House. Locations are to be agreed.

HP: We'll bring some possible locations to the next CWG for discussion **[Bouygues & LBC Action]**

Cllr AK: The council and contractors are listening to residents and doing their best to respond to concerns. Regular 2-way communication is crucial - the recent newsletter was very informative and we want to hear from people.

Cllr AQ: Reminded to maintain momentum and not waste time.

End