



# 100 Grays Inn Road

## Construction Working Group

### Attendees:

- Gary Sones – Global Holdings
  - Steve Gillam – Erith
  - Jennifer O’Kane – Erith
  - Cherrie O’Kane – Erith
  - Terry Madden – Erith
  - George Skinner – Avison Young
  - Mark Harrison – Kanda (Chair)
  - Tom Batchelor – Kanda (Notetaker)
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- Seven neighbouring residents and workers attended

### Presentation:

Steve Gillam presented the slides which introduced Erith, their community and social values, how to liaise with the team and their complaints procedure, before running through demolition plan for the site at 100 Grays Inn Road.

CWG attendees were invited to ask any questions that they may have following the end of the presentation.

### Questions:

**CWG Member:** Will access to the site include from the courtyard between Ledam and Shene?

- No, only coming in through 100 Grays Inn Road. Only need access to the courtyard for scaffolding erection.

**CWG Member:** Will the trees in the courtyard be protected?

- Yes – wrapped in hessian.

**CWG Member:** I would like to know more about the demolition plans for 88 Grays Inn Road. Where will the heat pumps come out and how will this affect the quiet garden?

- **ACTION: GS** promised to come back with an answer on the heat pumps



- The main structure is untouched with only the top floor extension being demolished and replaced by a new top floor, which will not encroach on the garden behind.

**CWG Member:** How much have your plans worked together with the Ledam Buildings scaffolding and windows and roof works? For example, use of courtyard, movement of vehicles in Portpool Lane etc

- We'll hold regular meetings with other contractors in the area to ensure works are coordinated.

**CWG Member:** Is the scaffolding cover white like in these pictures?

- It will be white – this is a standard flame retardant material.

**CWG Member:** Can we access your environmental monitoring system so we can see your results?

- The results will be shared with Camden Council.

**CWG Member:** How will we know if you have exceeded targets for dust / vibration etc? What happens if they are exceeded?

- Live data is monitored by our site & our appointed independent specialist. We will notify Camden Council of any exceedances, with us having already stopped works, investigated the incident and implemented additional control measures as appropriate. This information would be contained within our monthly environmental monitoring reports, with us maintaining live communications with the EHO throughout.
- **UPDATE:** Camden Council requires us to share our monthly environmental monitoring data with local residents/stakeholders. These need to be posted online (we can use the <https://100graysinnroad.community/> website) and posted around the hoarding on notice boards.

**CWG Member:** what about potential toxins in dust?

- The building will be completely stripped out before demolition, leaving only the concrete structure. All concrete materials will be sprayed down to prevent dust.

**CWG Member:** I would also like to know about light pollution at night as we currently have a problem with 88 Gray's Inn Road leaving strip lighting on all night.

- The main areas of light will be on the site hoardings and access routes. Lights will be on timers and turned off when we go home. Pedestrian lights on Grays Inn Road and Clerkenwell Road will be left on for pedestrian safety at night.

**CWG Member:** Can the video be put online with a voiceover?



- We will put the video online – we will try to add a voiceover too, but the video does already include captions.

**CWG Member:** Will any of the pedestrian pavements be closed off at all? You need to ensure it is accessible for wheelchair users.

- Some sections of pavements may be closed off at times, but there will always be a walkway around where this is the case.
- **ACTION:** Find out the width of the pavement to ensure that it will remain accessible to wheelchair users – pass this information back on to the CWG.

**CWG Member:** When will the noisiest times of construction be?

- Standard noisy hours are 8am-10am, 12pm-2pm, and 4pm-6pm, Monday to Friday.
- We can open a discussion to see if we can get a site hours variation request, but there may be other sites working and causing noise during the standard hours anyway.
- **ACTION:** Look into which other sites are close by which might be causing noise. Consult residents about what their preferred noisy working hours would be.

**CWG Member:** 8am-9am is particularly bad for children.

**CWG Member:** Are there scenarios where noisy work takes place outside of the hours to suit contractors? Can you change the hours when you need to?

- We are not planning to work any additional noisy hours. We are not planning on using all six of the noisy hours every day either.

**CWG Member:** Where the construction site joins the Quiet Garden behind Shene, what are the safety features to ensure children can't access the site, or kick balls into it?

- There will be a hoarding of 2.4m high to prevent this.

**CWG Member:** How do you work the partnership with local schools?

- We always engage with local schools, encourage children to come to local sites, create a safe area for a visit. Explaining the benefits of construction – good career prospects in this industry for young people.
- We'll contact the schools individually and offer them site walks etc. Most schools don't tend to respond, but when they do it is usually a really good experience for the students.
- We also look at helping schools with their own small projects.



- MH encouraged anyone with links to the local schools to encourage them to take advantage of the opportunities available.
- A CWG member pointed out there are three local primary schools close by

**CWG Member:** The TRA is keen to organise more projects for young people. Can we extend this offer to residents of the estate?

- By all means. Email Cherrie O’Kane to discuss this further.

**CWG Member:** Are you working with the construction company to make sure it's a streamlined handover from demolition to construction when you're finished.

- We are in the process of finalising documents for the main contractor. As soon as Erith are finished, the construction contractor will start their work – if not prior to Erith finishing their works.

**CWG Member:** In the CWG is there anyone from Camden Council?

- Ward councillors have been invited, and notes will be shared with them. We are following Camden's guidance on how to run a CWG.

**MH:** Do people have views on the regularity of the meeting? In-person or online?

**CWG Member:** Happy with online – more people can come this way.

**CWG Member:** Could be hybrid?

**MH:** Explained the issues with hybrid meetings – it requires extensive equipment and can still result in an unsatisfactory experience for people joining online.

**CWG Member:** How were people invited?

- Letters were sent by Royal Mail to 1065 neighbouring addresses and emails sent to those on the mailing list. People are free to circulate the details to anyone who may be interested in joining.
- Erith will hand deliver newsletters with all info about future meetings – newsletters will be monthly.
- Kanda to send out a follow-up email after the CMP is online to find out when people want to meet – we can then take a view on the regularity of the meetings from there.

**Meeting closed at 19:17**

**Actions:**

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- **GS:** Where will the heat pumps for 88 Grays Inn Road come out? – ANSWER: *The heating (and cooling for the workspace) for 88GIR is produced by the air sourced heat pumps and chiller installations on the roof of 100GIR. They will be set back in the centre of the roof of 100 GIR, behind a plant screen as an installation designed to meet the planning condition for plant noise break-out to the neighbours.*
- **SG:** Find out the width of the pavement to ensure that it will remain accessible to wheelchair users – pass this information back on to the CWG.
- **TB:** Put the video online – DONE
- **SG:** Investigate adding a commentary to the video
- **SG:** Look into whether there are other sites close by which might be causing noise to see whether variation of the standard noisy hours would be feasible.
- **CO’K** to contact the three local primary schools about opportunities
- **CO’K** to contact TRA about offering opportunities for young people living on the Bourne Estate
- **TB:** Once the draft CMP has been publicised, email attendees with a suggestion for the next meeting date and check participants are happy with this proposal.