



100 Grays Inn Road

Construction Working Group – 24 April 2024

Attendees:

- Steve Gillam – Erith
- Gary Sones – Global Holdings
- George Skinner – Avison Young
- Mark Harrison – Kanda (Chair)
- Tom Batchelor – Kanda (Notetaker)

- Five local residents attended the meeting

Actions from the last meeting

- Follow up with contacts in the TRA about Saturday working and the update on the council works on the estate – **done**.
- Email the CWG mailing list to confirm if people are happy to share their emails with Erith – **done**.
- Share monthly environmental monitoring reports on the website – **done**.
- Share wording with Hatton Garden BID on information to share with local businesses – **done**.

Presentation:

Steven Gillam shared a presentation about the ongoing construction works, what has been completed to date, and planned upcoming works.

Questions:

CWG Member: How much longer is the demolition going on for?

- Until about July.

CWG MEMBER: Why is no-one from Camden here? There is a housing officer who is responsible for the Bourne Estate.

- We will continue to invite them to future meetings and make clear that residents are keen for them to attend. There are several different people from the Council who we could invite – we will try to ensure that the housing officer and the officer responsible for construction monitoring are both included.

CWG Member: It would be nice to have some one from the local authority here.

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CWG MEMBER: What is UK Power Networks?

- It is the electricity supplier for the area.

CWG MEMBER: A huge amount of roadworks will be taking place soon further east down Clerkenwell Road. Are you aware of this?

- Yes. We have been in discussion with TfL and Camden Council about this.

CWG Member: Breaking up the slab in the basement is going to be very noisy. How will that compare to current noise?

- It will be 6 hours a day of breaking in the basement. This will take 3-4 weeks, starting in June. It will be the loudest part of the demolition phase.

CWG MEMBER: The construction phase – what will that involve for residents regarding noise and dust?

- Demolition is the noisiest and dustiest. Once this is done, it will be less disruptive in comparison.

CWG MEMBER: Can you give us a few weeks' notice on the basement demolition?

- Yes.

MH: The TRA were talking about opening up the hall during noisy works, so we can discuss this with them. We can look at using the newsletter to highlight respite options like the closest library, and other free local activities taking place.

CWG Member: How long will the shaking go on for in my flat?

- Demolition to ground floor will be completed by June and overall demolition will be completed in July.

MH: How noisy is piling compared to demolition?

- This will start in June and take 2 weeks – we are doing the quietest version of piling and will be quieter than demolition. It will be concurrent with the basement demolition.

CWG Member: I am concerned about the damage to my ears in the long term – I have a request for ear defenders.

- We can give you ear defenders if you need. I am happy to show you our noise monitors also. The noise levels in the homes are below the required level for ear defenders, but we are happy to distribute some.

CWG MEMBER: If they are available, how would we get them?

- We can bring them to you.

CWG MEMBER: Do we know about the next construction company after the demolition?
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- The next contractor is not finalised but there will be a four week overlap, so there will be no down time in the middle.

CWG MEMBER: Are the new company going to know who their neighbours are?

- They will be fully aware and they will start to take over these meetings.
- We have had lengthy discussions in the tendering process about these meetings. They will sit in on these meetings while Erith still presents at them.

CWG Member: How much higher will the building be going compared to the height of the Bourne Estate?

- Final building is ground plus eight floors. The previous building was ground plus seven floors.
- Information about the planning application is available on our website – and let us know if you have any questions about the planning application which we should be able to answer.

MH: Are there any views on varying the noisy hours?

- **CWG MEMBER:** Had suggested that quieter hours should be extended from 8am to 10am. But then reconsidered when SG said this would result in four hours of noisy works from 10am to 2pm.
- Noisy hours should be over after 3pm when children are back from school.

CWG Member: Will it affect the view from Shene House?

- It shouldn't be different than the previous view.
- Currently the previous building is half-demolished – the view needs to be compared with the previous building's full height.

CWG MEMBER: The extra floor will cut out some of our light.

CWG Member: Is there a possibility that the height will change?

- No, the planning permission will not change – it has been decided by the Council.

CWG Member: Do I need to send you an email to get the headphones?

- You can send me an email so I can get your address and drop them off for you.

Actions:

- Continue liaising with Camden Council about their works on the Bourne Estate.
- Ensure the housing officer for the Bourne Estate and the officer responsible for construction monitoring are both included in emails about the project, and are personally invited to the next meeting.
- Send emails to list when noisy days are anticipated.



- Give a few weeks' notice for basement demolition to CWG members.
- Liaise with residents who have requested hearing protection.
- Contact the Bourne Estate TRA to check whether they wanted a meeting and to ensure they were happy.
- Look into using the newsletter to highlight respite options like the closest library, and other free local activities taking place.

Working times:

Normal site working hours will be:

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00

Erith will apply voluntary time restrictions on works which are considered noisy. These times are known as reduced impact hours and will be:

Monday to Friday: 08:00 – 09:00, 11:00 – 12:00, 14:00 – 16:00

Saturday: 08:00 – 13:00