

## **8-10 Broadway Stakeholder Liaison Group**

6:30pm Thursday 22<sup>nd</sup> February 2018

St Matthew's House and Conference Centre, 20 Great Peter Street,  
Westminster, London, SW1P 2BU

### **Confirmed Attendees**

Northacre  
Keltbray  
Keltbray  
Tower Eight  
Curtin&Co  
Curtin&Co

Emma Wyburd (EW)  
Anthony Walsh (AW)  
Trevor Walsh (TW)  
Tessa Brooks (TB)  
David Scane (DS)  
Jack Austin (JA)

Local Resident  
Cathedral Area Residents  
St James's Park and The Green Park  
Westminster City Council  
Thorney Island Society  
Victoria BID

Brian Miller (BM)  
Peter Roberts (PR)  
Mark Wasilewski (MW)  
Cllr Louise Hyams (LH)  
Clare Annamalai (CA)  
David Beaumont (DB)

### **Agenda**

- 1. Welcome and Introductions**
  - 1.1. DS brought the meeting to order;
  - 1.2. DS then invited those present to introduce themselves beginning with the project team.
  
- 2. Confirmation of Minutes of Fifth Stakeholder Liaison Group meeting and review of actions**
  - 2.1. DS moved to approve the minutes from the previous stakeholder meeting on 29<sup>th</sup> September 2017.
  - 2.2. No further comments were added and DS confirmed the minutes of the fifth stakeholder meeting. But added that if anyone had any additional comments to get in contact.
  
- 3. Progress update on work undertaken November 2017 – February 2018**
  - 3.1. DS Invited Anthony Walsh to detail the work undertaken by Keltbray in the period November 2017-February 2018;
  - 3.2. AW began by explaining that during the period since the last meeting Keltbray had been completing the demolition.
  - 3.3. AW went on to state that Keltbray had begun to make preparation for the piling ahead of the construction contractors coming in to work on the development.
  - 3.4. AW continued to detail how the pile wall had been removed and a temporary foundation had been constructed.

**Contact: David Scane, Curtin&Co, 299 Oxford Street, London, W1C 2DZ, 020 7399 2294,  
davids@curtinandco.com**

- 3.5. AW stated the underpinning works on the Broadway, Dacre Street and Victoria Street sides of the development. AW stated 80/90% of the pile wall had been removed alongside the strategic demolition of the pile wall slab.
- 3.6. AW stated the substation for the site was now completely maintained on site and would continue to be kept as such.
- 3.7. All substations were now complete and the piling operation was starting.
- 3.8. TW affirmed that the first pour for the capping beam would be 21/02/2018.

**4. Outline of proposed demolition work February 2018 – May 2018**

- 4.1. AW stated that the works currently being undertaken on site will continue through to May 2018.

**5. Forum Member Questions**

- 5.1. BM asked if Keltbray would be bidding for the piling work for the new construction
- 5.2. AW replied that since last meeting Keltbray have been awarded the piling contract. Keltbray “may” be part of the contractor bid for the full project.
- 5.3. MW asked if Keltbray had had any complaints during development?
- 5.4. AW responded that the reception had been positive locally and Keltbray had tried their utmost to be considerate of neighbours. For example, he stated they would keep construction noise down when requested by the St Ermine’s Hotel when events were on at the Hotel.
- 5.5. BM asked whether the Dacre St pavement would continue to be kept fenced off.
- 5.6. TB responded that yes it would as the walkway would be too tight.
- 5.7. BM expressed dissatisfaction that this was not considered previously by Northacre and felt it was unimpressive that the code of practice had not been abided by. TB stated that Northacre would ‘as far as possible’ abide by the code of practice.
- 5.8. BM stated he was distressed by structure holding office over Broadway. He stated he was unimpressed residents were promised Northacre were proud of high quality hoarding work.
- 5.9. TB stated she would look into what improvements could be made. However BM expressed his opinion that the hoarding would remain longer than he would have liked.
- 5.10. BM inquired as to whether greening of the hoardings could be employed.
- 5.11. MW stated that the hoarding is meant to be kept in keeping with the stone wall behind.
- 5.12. It was queried whether more decorative hoardings or hoardings which matched into the stonework behind could be used on the development.
- 5.13. TB stated Northacre would look into this.
- 5.14. CA asked whether the Thorney Island Society could play a part in decorative hoarding. This concept was warmly received by LH.
- 5.15. LH asked if Keltbray had contributed to the upgrades to Christchurch Gardens.
- 5.16. AW stated this would not be Keltbray. TB also stated she did not believe this contribution would come from Northacre.
- 5.17. MW stated he did not believe the superhighway by St James’ Park would be an issue, and noted there may be road closures for guard changes and the Commonwealth Conference beginning in the spring.
- 5.18. LH noted that the redevelopment of Strutton Grounds was nearly complete.
- 5.19. PR asked if any action had been taken on affordable housing following the Mayor of London’s refusal of the amended application. The statement was made that the Developer would not be challenging the refusal and would be complying with the current application in terms of affordable housing.
- 5.20. The statement was made that the Developer would be delivering to the current planning permission but would through a series of Section 96A be amending the unit mix.
- 5.21. There would not be a separate access for the affordable units and an off-site contribution would not be made.

6. **A.O.B**
  - 6.1. There was no other business