

8-10 Broadway Stakeholder Liaison Group

6:30pm Thursday 30th May 2018

St Matthew's House and Conference Centre

20 Great Peter Street, Westminster

London, SW1P 2BU

Confirmed Attendees

Northacre
Northacre
Northacre
Keltbray
Keltbray
Keltbray
Curtin&Co
Curtin&Co

Emma Wyburd (EW)
Amy Houlston (AH)
Simon Edwardson (SE)
Anthony Walsh (AW)
Trevor Walsh (TW)
Karen Von Rooyen (KVR)
David Scane (DS)
Jack Austin (JA)

Victoria Neighbourhood Forum
Cathedral Area Residents
Strutton Ground

Brian Miller (BM)
Peter Roberts (PR)
Rachel Whittaker (RW)

Apologies

Royal Parks
Transport for London
Artillery Row Residents' Association

Mark Wasilewski
Graeme Craig
Stewart Marshall

Agenda

1. Welcome and Introductions

- 1.1. DS opened the meeting and invited the project team and attendees to introduce themselves;
- 1.2. DS introduced AH and SE and indicated an extra item would be added to the agenda;
- 1.3. 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
- 2.2. PR asked about the affordable housing contribution to be made by the developer and whether an offsite contribution would be made (point 5.21 'There would not be a separate access for the affordable units and an off-site contribution would not be made')
- 2.3. EW explained that all the affordable units required would be on site.

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davids@curtinandco.com**

- 2.3. 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 February 2018 – May 2018

- 3.1. DS Invited Anthony Walsh to detail the work undertaken by Keltbray in the period February 2018-May 2018;
- 3.2. AW described how the team had continued the common ground, piling & enabling works;
- 3.3. The team has completed the removal of concrete obstructions and skin wall construction to the existing retaining wall along all elevations;
- 3.4. The installation of the piling mat and guide walls has also been completed;
- 3.5. The team has installed the secant piled wall on all elevations of the site;
- 3.6. The team has installed temporary works (kingposts) to support the existing basement wall;
- 3.7. Over the last few months the team had continued excavation and trimming of secant piles;
- 3.8. There had been ongoing construction of the RC capping beam and corbels along the Victoria and Dacre Street elevations;
- 3.9. The team had carried out specialist cutting / removal of concrete obstructions along the central strip of the site to enable the installation of plunged column piles;
- 3.10. The team had completed the installation of all plunged column piles.

4. Outline of proposed work May 2018 – November/December 2018

- 4.1. AW stated that the groundwork piling enabling works would continue over the next period;
- 4.2. This would involve the capping of the beam cast, the installation of the king post and the propping of the basement wall;
- 4.3. The team will continue the progressive excavation of piling mat;
- 4.4. The breakout of existing basement slab and foundation would continue with the progressive excavation to -1.0mOD;
- 4.5. The team would also construct the lower ground floor strip and install the flying shores.

5. Q&A for Keltbray

- 5.1. BM asked Keltbray at what stage their work would be completed;
- 5.2. AW answered that Keltbray's current contract would conclude at new basement level;
- 5.3. AW stated this entitled the new basement excavation which would be taken from 1 to -1;
- 5.4. RW asked what the figure '12' referred to;
- 5.5. AW answered this referred to the basement being 12m deep and there would be 2 useable levels of basement.

6. Northacre presentation

- 6.1. AH presented the group with the designs for the hoardings;
- 6.2. The hoarding design centres around a flat screen display of Big Ben which would chime on the hour. The screen would also display topical messages referring to upcoming sporting, social or religious events;
- 6.3. AH stressed nothing in these proposals were final but that they had received sign off by the CEO and shareholders at Northacre;
- 6.4. AH then gave a virtual tour of the hoardings demonstrating the various interactive panels and themes that would run throughout the construction phase;

- 6.5. Different panels would include facts and information about the area as well as points for interaction from passers by;
- 6.6. AH stressed it was Northacre's intention for the hoardings to be vibrant, interactive, fun and different;
- 6.7. AH noted the hoardings would have to be checked with regards to viability and to ensure they passed the Council's planning specifications regarding noise and lighting;
- 6.8. RW queried whether planning permission would be required and it was affirmed it would be by EW;
- 6.9. AH expressed a keen call for suggestions on what residents would want to see on the hoardings. This pertained particularly to the 'witness history' section of the hoarding which detailed history of the area via anecdotes. AH noted one of these boards had already been designed with contribution of the Thorney Island Society;
- 6.10. AH stated the hoarding would be refreshed frequently.

7. Q&A for Northacre

- 7.1. BM asked if the hoarding would encroach on the pedestrian pavement;
- 7.2. AH responded that this would unequivocally not be the case;
- 7.3. PR stated he had reservations regarding the LED lights used in the big screen. However he responded that the smooth running of the development without disruption to residents was the primary concern. The interactive Big Ben screen idea was received positively;
- 7.4. BM interjected to affirm he felt the hoarding proposals were 'brilliant' and if it doesn't interfere with the public domain then it is fantastic for the community and will raise spirits;
- 7.5. RW enquired if the site could perhaps provide better broadband in the area;
- 7.6. EW responded that broadband locally had nothing to do with the development;
- 7.7. RW asked when a new contractor would be announced for the next stage of work. TB responded this would be announced next month (June);
- 7.8. PR asked if the public realm on Victoria Street could be improved alongside the development, perhaps introducing benches;
- 7.9. EW responded that this did not fall into the remit of the contractor and they would be unable to do this, particularly on Victoria Street.

8. A.O.B

- 8.1. There was no other business