

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

6:30pm Tuesday 25<sup>th</sup> September 2018

St Matthew's House and Conference Centre

20 Great Peter Street, Westminster

London, SW1P 2BU

### **Confirmed Attendees**

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

Emma Wyburd (EW)  
Amy Houlston (AH)  
Anthony Walsh (AW)  
Trevor Walsh (TW)  
Karen Von Rooyen (KVR)  
Jon Ankiewicz (JA)  
Ian Pratt (IP)  
Narjes Jafari (NJ)  
Katie Gabriel (KG)  
Paddy Kent (PK)

Victoria Neighbourhood Forum  
Cathedral Area Residents  
Royal Parks  
Westminster City Council

Brian Miller (BM)  
Peter Roberts (PR)  
Mark Wasilewski (MW)  
Cllr Tim Mitchell (TM)

### **Apologies**

Strutton Ground  
Transport for London  
Transport for London  
Houses of Parliament  
Victoria BID

Rachel Whittaker  
Graeme Craig  
Martin Dibble  
Puneet Sagoo  
David Beamont

### **Agenda**

#### **1. Welcome and Introductions**

- 1.1. KG opened the meeting and invited those present to introduce themselves beginning with the project team;
- 1.2. KG explained the format of the meeting, explaining that Multiplex would be giving an introductory presentation as the appointed contractor for the next construction phase;

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020 7399 2299, katieg@curtinandco.com**

## **2. Confirmation of Minutes of Sixth Stakeholder Liaison Group meeting and review of actions**

- 2.1. KG moved to approve the minutes from the previous stakeholder meeting;
- 2.2. PR suggested an amendment to point 7.3 as he did not link the 'smooth running of the development...' to the possible big screen proposed for the hoardings. PR proposed the revision "7.3 PR stated he had reservations regarding the LED big screen at the intersection of Victoria Street and Broadway. However, the interactive Big Ben screen idea was received positively by RW and BM";
- 2.3. BM raised a misquote he made at the previous meeting. He wished to retract his statement under point 7.4 of the previous minutes where he described the hoardings proposals as "brilliant". Upon checking the Code of Construction Practice, BM noted that hoardings in place for over 12 weeks should be "green" and therefore, it was wrong to describe the proposals this way as they did not meet this criterion.

## **3. Progress update on work undertaken June 2018 – September 2018**

- 3.1. KG Invited AW to detail the work undertaken by Keltbray in the period June 2018-September 2018;
- 3.2. AW explained that Keltbray had completed the excavation and trimming of piles, the construction of the capping beam along all elevations and the construction of the lower ground floor and ground floor slab along the central logistics strip to facilitate the construction traffic movement;
- 3.3. AW then explained that Keltbray had completed the installation of the temporary works along the central strip and eastern side of the site, and commenced the installation of temporary works along the western side of the site;
- 3.4. AW then explained that Keltbray had commenced the bulk excavation to the eastern side of the site and has continued with the breaking of the existing basement slab and foundations.

## **4. Outline of proposed work October 2018 to November 2018**

- 4.1. AW stated that Keltbray would now start the construction of temporary gantries on corners of the site and the installation of the flying shores above lower ground floor level.
- 4.2. AW explained that Keltbray would also excavate to the underside of B1 level (both east and west sides of the site) and excavate to formation of level new B2.
- 4.3. AW then explained that Keltbray would begin the construction of FRC new B1 slab central strip including nips and the installation of temporary works above B1 level;
- 4.4. AW finished by explaining that Keltbray would undertake the installation of structural binding and bearing piles.

## **5. Q&A for Keltbray**

- 5.1. PR asked AW whether Keltbray is on track with the programme. AW explained that they are running 4 days behind due to traffic and water mains damage on Victoria Street;
- 5.2. MW asked whether the cause of the water mains bursting was due to construction activity. AW responded by saying no, this was the third time the water main had gone.
- 5.3. MW then asked whether there would be a similar number of vehicle movements and frequencies over the coming three months. AW explained that Keltbray had been working at half pace over the past two weeks due to having no through road. Now that there is a through road there will be an average of 80 vehicle movements per day, rising to a maximum of 100. Today there were 66.

## **6. Introduction to Multiplex - presentation**

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- 6.1. IP explained Multiplex's background, giving examples of where they have worked and on what types of projects;
- 6.2. IP then introduced the team of people from Multiplex who will be the public face of the development. These are as follows:
  - Ian Pratt – Project Director
  - Jon Ankiewicz – Senior Construction Manager
  - Michael Cully – Health and Safety Manager
  - Suleman Ahmed – Community Engagement Manager
- 6.3. IP took the room through an indicative timeline of Multiplex's programme of work. Multiplex aim to start on site in February 2019 and reach project completion in December 2021;
- 6.4. NJ then explained the construction sequencing using a video to illustrate the various stages;
- 6.5. BM asked where Multiplex's on-site welfare will be. NJ explained that at first they would be B1 and B2 level but would move within one of the podium structures once enough has been constructed;
- 6.6. MW asked whether road closures would be necessary. NJ/IP/JA explained that closures of Victoria Street would not be necessary, but closures of Broadway would take place at the beginning of the works to enable the erection of the tower cranes. They emphasised that Victoria Street is a strategic road so they have tried to avoid closures of it;
- 6.7. At this point PR gave his apologies and had to leave.
- 6.8. IP then carried on with the Multiplex presentation, emphasising how Multiplex prioritise being a good neighbour. IP said clear communication was key. Therefore, Multiplex will communicate with neighbours directly to ensure any issues are dealt with quickly and effectively;
- 6.9. IP also said Multiplex has worked with Keltbray before on a number of projects;
- 6.10. TM asked about Multiplex's company policy on employing local people. JA explained that Multiplex has targets for this through s106 agreement. Multiplex try and approach local companies for certain parts of the work such as concrete, glazing etc. Although some work is highly specialised. Multiplex has also organised placements for young people and trade fairs.

## 7. Northacre hoardings update

- 7.1. KG invited AH and EW to give an update on Northacre's plans for the hoardings;
- 7.2. AH talked through the designs a section at a time, pointing out that they are not yet finalised;
- 7.3. AH explained that the central theme of the hoardings is the idea of 'Keeping Big Ben Chiming' whilst the actual Big Ben is undergoing construction for the next 4 years and will remain silent;
- 7.4. The main part of the hoardings will be a large screen showing a CGI of Big Ben that may move slightly and make sporadic sounds;
- 7.5. AH said that Northacre hopes the messaging on the screen will change in accordance with public holidays, charity or sporting events. AH said all messaging will be pre-agreed, but the aim is to keep it quite fun;
- 7.6. AH also explained that the screen would be slightly curved, following the curve of the building/pavement;

- 7.7. AH continued to talk through the plans for the other sections of the hoardings, explaining that in most places the height of the hoardings will be approximately twice as high as the standard height for hoardings which is 3 metres. However, this will depend on what WCC will allow and is subject to shareholder approval;
- 7.8. BM asks why the designs now include tunnelling. NJ/IP explain that there have been no objections to this from WCC to date and it is predominantly a safety precaution for pedestrians;
- 7.9. BM highlights that tunnels without escape routes often become no go areas at night, particularly for women, as they encourage anti-social behaviour and night sleepers. In turn this means people avoid walking on pavements with tunnelling at night due to safety reasons which is unacceptable;
- 7.10. Multiplex and Northacre recognised this as an issue, but explained that there would be regular escape routes. Currently they are every 5 metres in line with WCC standards;
- 7.11. AH also explained that Northacre is exploring the idea of installing neon lights in the tunnels which will make the tunnels more appealing at night for pedestrians;
- 7.12. JA explained that the gates would be fully marshalled at all times, and those marshalls will have body cameras in case of any disputes;
- 7.13. MW asked whether Multiplex would have the ability to move night sleepers. AW explained that it was only the police that have the ability to do that. JA did say that the site will have 24hr security that will perform regular patrols which inevitably discourage night sleepers;
- 7.14. AH explained that there will be CGI images installed in Section F and Section H of the hoardings which will be accurately placed to showcase the finished development. EW added that the screen installed in Section H will be a CGI of the streetscape as it is planned to look so far as possible;
- 7.15. BM admitted that he was disappointed that the hoardings will impede on the pavements, something which should have been considered when designing the building;
- 7.16. EW said that the project team has to the deliver planning permission granted. However, hopefully the features which Northacre have included in the hoardings designs will help to improve the area in the short term.
- 7.17. MW said it would be useful to have seen the designs for each section from pavement view. AH said Northacre would look into this.

## 8. Final members' Q&A

- 8.1. KG asked whether any stakeholders had any further questions;
- 8.2. BM asked whether Multiplex had a noise and dust plan. IP/JA/NJ responded by saying they do. JA explained that he will personally receive a text message if the noise or dust levels exceed the amount agreed with WCC;
- 8.3. MW asked whether construction levels were restricted due to two hotels close to the development. Keltbray said that one of the hotels makes periodic contact;
- 8.4. MW then asked about the vehicles being used and whether they are subject to emission controls. JA/NJ explained that they abide by TFL's guidelines. Multiplex use white noise instead of beepers, low emission engines and electric vehicles where possible;

## 9. A.O.B

- 9.1. KG asked whether there was any other business, to which there was none;

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9.2. KG thanked everyone for their attendance and drew the meeting to a close.