

# KANDA

## SAMPSON / LUDGATE COMMUNITY LIAISON GROUP

### MINUTES | 16<sup>th</sup> October 2019 | BETTER BANKSIDE

#### **Attendees:**

Jack Thompson – Kanda Consulting (Chair) (JT)

Cllr Victor Chamberlain (VC)

William James – McGee (WJ)

9 local residents

Luke Jebb – Kanda Consulting (LJ)

#### **Community Liaison Manager**

##### **Jennifer Tuff**

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## Minutes

### 1. Introduction

- 1.1. JT welcomed everyone and introduced the Community Liaison Group to those who had not previously attended.
- 1.2. JT explained the change of date and apologised for any inconvenience caused.

### 2. Progress of works

- 2.1. WJ gave an update on the progress on the works
- 2.2. Level 1 – Ground floor slab of Sampson House is currently being demolished, progressing at a rate of around 4 weeks per floor, which is due to complete mid-November.
- 2.3. After demolition, WJ estimated would be a couple of weeks of post-completion work, such as weather proofing the site. This is expected to complete in early Dec
- 2.4. WJ explained that Tower Crane 1 will be coming down this weekend (19/20<sup>th</sup> October) and that Tower Crane 2 will be coming down the weekend after (26/27<sup>th</sup> October) as per the mailout sent to residents. WJ offered to send the traffic plan to any residents interested
- 2.5. WJ explained that progress on the demolition has been going well and are ahead of schedule.
- 2.6. He explained they have sometimes exceeded noise limits over the 10-hour work period and explained this was due to the heavy nature of the bank vaults that were at the base of the northern end of the site. Any exceedances have been reported to Southwark Council.
- 2.7. A resident enquired if the ground floor would be staying. WJ explained that as it stands it would be remaining. JT explained that basement excavation will not happen till the new proposals for the Sampson House site receive consent from Southwark Council.
- 2.8. A number of residents asked questions about the timeframe regarding the new proposals. JT and VC explained that the aim is to go to committee at the end of the year, however the developer and Southwark Council officers are engaged in talks about the details surrounding affordable housing that need to conclude before the proposals are decided.

### 3. Resident questions

- 3.1. A resident asked about the future servicing arrangements on Southwark Street and asked about implementing an entrance on Blackfriars Road to reduce traffic flow on Hopton Street. WJ explained that the site is logistically difficult due and that the Hopton Street site entrance will need to remain during demolition. **ACTION-** JT to follow up with Native Land on future site entrances on Blackfriars Road and Southwark Street.
- 3.2. A resident asked a question regarding the future tenants of the hotel. JT responded by saying there are no details about a specific tenant yet, but it is intended to be a high-end hotel.

- 3.3. A resident raised a concern that access to Falcon Point for deliveries was inconvenient, which was made worse by traffic marshals not helping residents gain access. The resident also suggested some sort of permit so the traffic marshals can better identify residents **ACTION-** WJ to brief traffic marshals on helping residents access the site in future and look into options to make access easier for residents.
- 3.4. A resident raised a concern about an increase in dust over the past few days near Hopton Street, though also stated that dust management throughout the project had been well managed. The resident therefore asked for a check to be made on dust management measures to make sure the process is in keeping with previous, more successful management. Another resident furthered this by explaining that a machine working at low level had no hoses working on it. **ACTION-** WJ to check process and do a site walk to make sure dust management is being undertaken properly.
- 3.5. A question was raised by a resident about site security once demolition has finished. WJ confirmed that guards will continue to walk the site due to the continued work on the site to the west of the railway arches, and that 24/7 surveillance will be added via a central 360-degree tower or cameras on the hoarding. WJ confirmed that the cameras would be operational.
- 3.6. WJ confirmed that hoarding line will be moved back, and the majority of the pavement on the western side of Hopton Street will be reinstated. He clarified that the only area where this may not happen will be at the top of Hopton Street at the dead-end towards the arches.
- 3.7. A resident asked to see the data on dust and noise levels. **Action-** VC to share data from Southwark Council.
- 3.8. A resident raised a concern about the division of balconies in Falcon Point and the windows not being installed. **ACTION-** JT to ask for Native Land to clarify plans for balcony division and when the windows will be installed.
- 3.8.1.A discussion was held about compensation, with the example of the Thames Tideway project VC offered to discuss this with the resident.
- 3.9. A resident asked for clarification on street cleaners and traffic marshals post demolition. WJ clarifies that traffic marshals and street sweeper will remain for Falcon West.
- 3.10. One resident asked to get a schedule on what the expectations are for work progressing on the other cores i.e Sampson site. **ACTION-** JT/WJ to request updated schedule.
- 3.11. A resident asked if floodlights will be installed once demolition has been completed. WJ confirmed that floodlights will be installed but they will face into the centre of the site. A resident asked for floodlights to be turned off at night at the Ludgate site. **ACTION-** WJ to ask for floodlights to be turned off at night and he will pass the message on Jaco and Jennifer about western site. WJ will recirculate Jennifer's details.
- 3.12. A question was asked by a resident about the cleaning of Bankside Lofts after demolition and increased debris and dirt on pavements in recent weeks. JT explained that McGee were looking into undertaking fortnightly pavement cleaning. **ACTION-** JT to feedback to WJ about an increased street cleaning service.

#### 4. AOB

- 4.1. A discussion was held regarding rights to light and daylight / sunlight among residents.

4.2. Resident thanked WJ and McGee for the good job they have done during demolition, residents welcomed that they have attempted to reduce the impact on residents where possible and made the process as smooth as possible. Residents present said they would welcome McGee as the contractor for future work onsite. **ACTION-** JT to pass on residents' message to Native Land.

<b>Actions from 16.10.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Follow up with Native Land on future site entrances on Blackfriars Road and Southwark Street, in response to future servicing arrangements	JT	5 <sup>th</sup> December	
McGee to ensure that dust management is being undertaken correctly on site by doing a site walk and checking processes are being followed correctly	WJ	31 <sup>st</sup> October	
Native Land to clarify plans for balcony division and when the windows will be installed.	JT	31 <sup>st</sup> October	
Request a schedule on what the expectations are for work progressing on the other cores i.e Sampson site.	JT/WJ	31 <sup>st</sup> October	
Pass the message on to Jaco and Jennifer for the floodlights to be turned off at night on the Ludgate Site. Jennifer's contact details to be circulated with residents	WJ	31 <sup>st</sup> October	
Increase the street cleaning service in response to worsening weather	JT to pass message on to WJ	31 <sup>st</sup> October	

<b>Actions from 22.08.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Discuss the possibility of installing a vibration monitor in BL with Native Land, and pending the outcome of the discussions, visit Stephen Hough in Bankside Lofts to look into installing a vibration monitor.	WJ	1 <sup>st</sup> October	WJ visited BL apartments on the 30.08.19 as per the request of Stephen Hough who notified of experiencing vibration from demolition at the time. Having visited an apartment on the 5 <sup>th</sup> floor there were some minor vibrations felt in the floor and for a demolition project of this scale it would be expected that some vibration may travel to neighbouring buildings. McGee have 3 vibration monitors set up around the Sampson site boundary to detect vibration close to the source and are not exceeding trigger levels set by the structural engineers. As a result, there are currently no plans in setting up a monitor in BL as it is further away from the source.
Contact structural engineers to ask about the possibility of vibration being magnified.	WJ	1 <sup>st</sup> October	WJ raised the issue of vibration being magnified further away from the source with the structural engineers AKTII. They confirmed that it's best to monitor vibration close to source and that it would not be magnified further away from source.

# KANDA

Raise issue of idling vehicle with the site team	WJ	13 <sup>th</sup> September	WJ notified subcontract sweeper company to brief drivers not to idle unnecessarily on Hopton Street.
Liaise with Native Land about interim access solution prior to the basement works.	JT	27 <sup>th</sup> September	In progress