

**PEARS BUILDING CONSTRUCTION WORKING GROUP
NOTES OF MEETING HELD ON 21 MAY 2019**

PRESENT

Rob Leak (RL)	RFC trustee, chair of CWG
Chris Burghes (CB)	Royal Free Charity (RFC)
Peter Owens (PO)	RFC
Roy Conway (RC)	Willmott Dixon (WD)
Hugo Dring (HD)	Buro 4 Project Management (B4)
Philippa Hutchinson (PH) (meeting notes)	RFC, RFL
Celia Trenton Schapira (CTS)	Hampstead Hill School (HHS) & St Stephen's
John Stockdale (JS)	HHS
Tanya Brandon (TB)	Local resident
Linda Chung (LC)	Hampstead Gn Neighbourhood Gp (HGNG)
Jeffrey Gold (JG)	HGNG
Cllr Maria Higson (MH)	Hampstead Town ward

APOLOGIES

Nigel Steward (NS)	Local resident
Linda Grove (LG)	Local resident
Matt Adams (MA)	WD
Phoebe Braithwaite (PB)	Royal Free London NHSFT (RFL)
Keith Davis (KD)	Buro 4
Julio Grau (JG)	Local resident
Cllr Stephen Stark (SS)	Hampstead Town ward

ITEM NO	ITEM	ACTION
1	Welcome and apologies – see above	
2	Previous meeting notes Minutes of the meeting held on 25 February 2019 were approved without amendment.	
3	Matters arising 3.1 (minutes of meeting held 14.1.19) PO reported that the school's fire risk assessment had still not been received. JS reported that this was not yet ready. 4.4 LC asked for an update on the proposal to use Hampstead Green adjacent to the school for fire drills/escape purposes, which she had deep concerns about. CTS and CB reported that Camden Council, as possible owners of the meadow, had been approached. Both emphasised that the area would be needed only three to four times a year between now and when the hoardings were taken down again and the path was wider again.	JS/CTS

	<p>CB offered to follow up with Camden, let Linda know who he was liaising with and talk to the HGNG about the issue. LC requested that the charity consider a request to provide a suitable space and CB said the charity would report back.</p> <p>MH asked for an update on the benches and CTS reported that although there had been a site meeting with Camden, there had been nothing further from Camden. MH to follow up with Camden.</p> <p>MH asked that issues that arose were logged so that they could be considered when future projects were planned and CB confirmed that “lessons learned” process always followed any major project.</p> <p>There was general agreement that when the footpath width was reinstated it would be necessary to ensure that there was sufficient space for a school muster point and any plans to include street furniture should bear this in mind.</p> <p>5.2 PO reported that nothing further had been heard from Michael Bye, director of property for the Diocese of London, concerning damage to the school’s boundary wall. CTS reported that Michael had told her he had not received the most recent communication. PO offered to resend it.</p> <p>6.1 PO reported that visibility at the T-junction had been improved. The charity was querying whether it was necessary to move the tree and there would be further discussions about this. First it was necessary to discover whether it was on land owned by the trust or the council, although it was thought it was likely to be the council and therefore for it to decide re the tree.</p> <p>LC queried whether a sign that had been reported as obstructing visibility had been moved and PO confirmed that it had.</p> <p>PO also reported that Camden had performed a traffic count on Pond St which would enable comparison with traffic movement before the construction started.</p> <p>8. RC confirmed that the 3D models had been uploaded to the website.</p>	<p>CB</p> <p>MH</p> <p>PO</p> <p>PO</p>
<p>4</p> <p>4.1</p>	<p>Concerns and questions from neighbours and residents</p> <p>LC requested that, when planning applications or discharging of conditions were submitted to Camden Council, the CWG group could be given advance notice, and this was agreed. PO explained some images relating to the plant that would be installed on the roof and which showed the view of the roof from the ground. Some members commented that the view from the upper floors of other buildings would be far less attractive and RL suggested that these views be simulated and circulated. This was agreed.</p>	<p>PO</p>

4.2	<p>JS commented that some of the images of the general design of the building were misleading as to the height of the wall lining the footpath. PO explained that details had been included in an amended landscape strategy. During a discussion CB suggested that plants could be used to soften the appearance of the wall and MH asked if garden volunteers, the school and residents could be involved in the design and choice of plants. MH suggested that a holistic approach to the planting be taken, including any opportunities to include bee-friendly plants. JG asked if foliage could also be used to soften the roof view and PO agreed to look at these various points. JG asked that details of proposals for foliage on the wall and the roof be brought to the group and this was agreed.</p>	PO
4.3	<p>RL asked how we planned to let residents and others know of future applications. PO said that there were a further three or four to be submitted and said that the details would be made known to the group in advance via the usual CWG channels.</p>	PO RC PH
5	Monitoring of construction impact	
5.1	<p>RC reported that the construction of the concrete frame was continuing and he had not heard of any particular issues with this for the school and JS confirmed this. RC further reported that instead of being moved in July, tower crane 1 would now be removed from the construction site in September and tower crane 2 in December. MH asked if this meant that weddings at the church would be disrupted but RC said that they could be moved on Sundays instead with Camden's permission and it was agreed to look into this.</p>	RC
5.2	<p>JG reported that when motorists were turned away because the car park was full, the marshals could be more helpful in offering suggestions for other places to park. He suggested a flyer be produced for the marshals to hand out. PH suggested that PO gave her the information and she drew one up and liaised with the trust communications team to get it produced and this was agreed.</p>	PO PH
6	Traffic management	
	See matters arising.	
7	Key dates and activities over the next 12 weeks	
	<p>RC reported that the top two floors, which would include the patient accommodation, would begin around 8 August and work on the external brickwork would start in July.</p>	
8	Any other business	

<p>8.1</p>	<p>Various issues were raised concerning properties near the construction site.</p> <p>JG asked about the latest situation concerning the disputed damage to the school's boundary wall and was told that as the diocese had apparently not received a particular communication from the charity, it would be re-sent.</p> <p>TB said that a survey had been done on 5 Pond St and would be sent soon.</p> <p>PO asked the school about progress of the application to Camden to repair/secure the wall and CTS advised this was with Camden. MH asked who had done the immediate repairs to the wall and was advised that this had been the diocese, not the council. CTS agreed to let MH know who the school had been liaising with at the council.</p>	<p>PO (as in item 3, 5.2 above)</p> <p>CTS</p>
<p>8.2</p>	<p>PO said that some time ago the charity asked if it could upgrade the public footpath alongside the new building as part of the overall scheme. The charity was informed that the council would be doing the work subject to a financial contribution being made to the council as part of the 'section 106' agreement, which the charity had done. He was now liaising with the council to establish when the upgrade would be carried out, preferably when the school was on holiday during the summer of 2020, and whether or not the path would be closed during the upgrade. The hoarding would be removed to facilitate the work. LC offered to liaise between MH and the council to ensure that the work was completed satisfactorily.</p>	<p>LC</p>
<p>8.3</p>	<p>MH said that a number of railings had gone missing and asked if anyone knew any more about what had happened and what the plan was to replace them. PH advised that this should be referred to the environmental liaison group. LC reminded the group of WD's offer to repaint the railings.</p>	
<p>8.4</p>	<p>JG asked what would happen to the hoarding panels when they were no longer needed. PH advised that this was being considered.</p>	
<p>8.5</p>	<p>CTS gave her apologies for the next meeting.</p>	
<p>9</p>	<p>Future meetings</p> <p>8 July 7 Oct</p>	