

**PEARS BUILDING CONSTRUCTION WORKING GROUP  
NOTES OF MEETING HELD ON 25 FEBRUARY 2019**

**PRESENT**

<b>Rob Leak (RL)</b>	RFC trustee, chair of CWG
Peter Owens (PO)	RFC
Roy Conway (RC)	Willmott Dixon (WD)
Philippa Hutchinson (PH) (meeting notes)	RFC, RFL
Celia Trenton Schapira (CTS)	Hampstead Hill School (HHS) & St Stephen's
Nigel Steward (NS)	Local resident
Cllr Maria Higson (MH)	Hampstead Town ward

**APOLOGIES**

Chris Burghes (CB)	Royal Free Charity (RFC)
Matt Adams (MA)	WD
Phoebe Braithwaite (PB)	Royal Free London NHSFT (RFL)
Keith Davis (KD)	Buro 4 (project management) (B4)
Hugo Dring (HD)	B4
John Stockdale (JS)	HHS
Tanya Brandon (TB)	Local resident
Linda Chung (LC)	Hampstead Gn Neighbourhood Gp (HGNG)
Linda Grove (LG)	Local resident
Jeffrey Gold (JG)	HGNG
Julio Grau (JG)	Local resident
Cllr Stephen Stark (SS)	Hampstead Town ward

ITEM NO	ITEM	ACTION
1	<b>Welcome and apologies – see above</b>	
2	<b>Previous meeting notes</b>  Minutes of the meeting held on 14 January 2019 were approved without amendment.	
3	<b>Matters arising</b>  3.1 PO reported that the fire risk assessment had not yet been received and CTS responded that it would be sent in due course.  4.6 CTS confirmed that the air purification issue had been resolved.  The remaining matters arising were covered by the agenda.	JS/CTS
4	<b>Concerns and questions from neighbours and residents</b> PH reported that she'd had an email from LC just before the meeting and	

<p>4.1</p>	<p>that this would be summarised in these notes.</p> <p>LC met MA on 28 January and it had been agreed that he would:</p> <ul style="list-style-type: none"> <li>-ensure that pipework and equipment that had become exposed would be re-covered</li> <li>-ensure that Willmott Dixon workers took more care when doing any work in the meadow to avoid further damage to plants</li> <li>-give instructions for the railings surrounding the meadow to be painted as soon as the weather permitted</li> <li>-arrange for wildflower seeds suggested by HGNG to be planted in the autumn.</li> </ul>	<p>MA</p>
<p>4.2</p>	<p>PO reported that there had been no further reports of damage from neighbouring properties.</p>	
<p>4.3</p>	<p>MH asked for confirmation that a system was in place for warning St Stephen's re any significant activity at the same time as weddings; RC confirmed this.</p>	
<p>4.4</p>	<p>CTS was concerned that nothing had progressed with Camden re the request to use Hampstead Green temporarily for fire drills, and the re-location of benches and a bin which could cause obstructions if 300 pupils were being evacuated from the school. PO confirmed that this had been raised with Camden and that its green space manager had been asked to take it forward. PO said he would give CTS this manager's contact details. CTS said she would keep HGNG informed.</p>	<p>PO/CTS</p>
<p><b>5</b></p>	<p><b>Monitoring of construction impact</b></p>	
<p>5.1</p>	<p>RC reported that the routine monitoring was continuing and weekly reports were being sent to the website for uploading, and placed on Willmott Dixon's digital board at the site entrance. Work continued to be within the permitted limits. There had been isolated incidents of odours and loud noises but it was accepted these were associated with particular tasks, now completed.</p>	
<p>5.2</p>	<p>PO reported that there would be a meeting on 28 February (1.30pm) to finalise the situation concerning complaints from the school and church that the construction works had caused damage to the boundary wall of the school. The charity had invited external surveyors to review the documentation and had subsequently informed the church/school's surveyors, Ryan Bunce &amp; Co that the works fell outside the Party Wall Act, that work had been done within the permitted thresholds and that in the surveyors' opinion damage to the boundary wall was caused by heave. PO had suggested to the school/St Stephen's that Michael Bye, director of property for the Diocese of London, attend. CTS confirmed that she would attend.</p>	<p>PO/CTS</p>

<p><b>6</b></p> <p>6.1</p> <p>6.2</p>	<p><b>Outstanding actions on the 17-point action plan and “You said, we did” programme (traffic management)</b></p> <p>PO reported that there had been a successful meeting with Camden Council. Louise McBride and Steve Cardno (Camden) SS, Andrew Panniker (RFL Property Services), Jeremy Sharp (RFL) and PO had attended. It included a period observation at the junction which seemed to be working well apart from impaired visibility for vehicles turning left out of the hospital into Pond St. Agreed that a tree and part of a wooden slatted fence would be removed. Redesign of the junction by the council had been due to start mid-summer but PO had asked for this to be brought forward and Louise McBride had agreed to consider whether it could be done late spring/early summer. PO had reminded Camden that the number of car parking spaces at the Pears Building would be reduced from around 100 to 70 and that the redesign of the junction should take this into account, with most motorists accessing/leaving the new car park via Rowland Hill St rather than Pond St. PO confirmed that he would liaise with the volunteers concerning the removal of part of the fence.</p> <p>MH reported that SS had said it was a useful meeting but she had no further details. She also said that any redesign should look not only at the T-junction but also take into account the two pedestrian crossings on Pond St. RL said that he understood that Camden would not do any traffic counts, which would enable a more holistic view to be taken. PO suggested that he and MH made representations to Camden to this effect and this was agreed. PO also reported that he was leading an exercise to monitor traffic movements in and out of the junction.</p> <p>NS reported that the attempts to deter traffic turning right out of the hospital, which were not legally enforceable, had been partly successful but that there were still problems. He added that the traffic marshals were very quick to spot and resolve issues and that he was very impressed with them. PO said the right-turn issue should be addressed by the permanent redesign.</p>	<p>PO</p> <p>PO/MH</p>
<p><b>8</b></p>	<p><b>Key dates and activities over the next four weeks</b></p> <p>RC reported that construction of the super structure (ie the concrete frame) would continue over the coming months up to level 5 and that this would be likely to become visible above the hoarding from some time in April. Once the scaffolding was in place, it would be sheeted. On 26 February the last of the first floor slab would be poured, completing the casting of that floor. RC said he would arrange for 3-D model images to be uploaded to the charity’s website to show progress.</p>	<p>RC</p>
<p><b>9</b></p>	<p><b>Any other business</b></p> <p>None.</p>	

<b>10</b>	<b>Future meetings</b>  21 May 2019 8 July 7 October  RL reported that he had been called to jury service and would not be able to attend the meeting originally planned for 15 April, hence the change to 21 May.	
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