

# Maitland Park Estate

## Construction Working Group No.7

21 October 2021 5:30-6:30pm (held remotely)

Meeting Facilitated by Dilan AIPasha, LB Camden

Notes taken by Howard Phelps (Arcadis)

### Attendees

[REDACTED] – resident Oak House  
[REDACTED] – resident Whitebeam House  
[REDACTED] – resident Rowan House  
[REDACTED] – resident Oak House  
Cllr Abdul Quadir (**Cllr AQ**) – Local ward Cllr and resident leaseholder  
Cllr Alison Kelly (**Cllr AK**) - Local ward Cllr  
Cllr Nasim Ali (**Cllr NA**) - LBC ward Cllr and resident  
Howard Phelps (**HP**) – Project Manager/Employer’s Agent, Arcadis  
Mark Crisp (**MC**) – Site Manager, Bouygues UK  
Dilan AIPasha (**DA**) – Senior Development Manager, LBC  
Rosemarie Jenkins (**RJ**) – Team Leader, Haverstock, LBC  
Amanda Harrison (**AH**) - Bouygues UK Resident Liaison Officer  
Louis Holliday (**LH**) – Maitland Initiative, LBC  
Tim Spain (**TS**) – Landscape architect, Turkington Martin

### Apologies

Adrian Cook – Construction Manager, Bouygues UK  
Tali Sternfein – Development Manager, LBC  
Rebecca Ellis – Consultation & Engagement Officer, LBC  
Paula Arkell-Waller – Deputy Social Value Manager, Bouygues UK

### 1) Welcome and Introductions

**DA:** Provided a brief welcome and facilitated introductions of all present.

### 2) Site progress and upcoming works (Mark Crisp, Bouygues UK)

**MC** provided a brief update via a presentation of the works and provided an overview of build progress to date and upcoming works. He advised that the new pedestrian access walkway / routes had now been installed and was being monitored for suitability.

### 3) Residents Queries or Concerns

**Cllr AK** asked: we were told majority of noise issues would be reduced from November 2021.

**MC** advised that the bulk of the noise has been emanating from the construction of the concrete frame. These works were nearing completion and following installation of windows, works would mainly be internal, apart from external skin of brick work being erected but this activity would be less noisy. Additionally high level monitors are being installed to monitor noise levels at appropriate heights.

**Cllr AK** asked: what will residents notice from these changes?

**MC** advised: that noise levels would be reduced due to works being primarily internal and external works would be less disruptive.

**Cllr NA** asked: are we paying for the traffic lights if not being used?

**MC** advised: there were no plans to remove the traffic lights.

**Cllr NA** asked: was the new walkway suitable for wheelchair access?

**MC** advised: he will review and widen the walkway if possible.

**Cllr NA** asked: People still need to cross the road, so traffic lights were still required.

**MC** advised: there were no plans to remove the traffic lights.

**Cllr NA** asked: what were the position of balconies to Grafton Terrace block?

**MC** advised: positions of balconies were shown on drawing of block.

**Cllr AQ** asked: what was the height of the block to Maitland Park road?

**MC** advised: height of new block was same height as adjacent blocks apart from community space section which was one storey taller.

**Cllr AQ** asked: traffic lights stay red longer, why?

**MC** advised: traffic lights were actually 3 way control and hence stayed red for longer than if only 2 way.

**DA** advised that he would review offline with MC.

**Resident** advised: deliveries were on-going and random and workers were sitting on external walls outside of the site causing a nuisance.

**MC** advised: that deliveries were on-going but all should be within work hours. He stated that any unacceptable behaviour from staff would be investigated and if continued would be dismissed from site.

**Resident** advised: 2 members from Whitebeam house had not attended the CWG this time as they had lost faith in the group taking any action.

**Cllr NA** stated: he was concerned to hear others had lost faith in the group and was happy to discuss further with residents.

**DA** advised: that he wanted to address this point. Every complaint is taken seriously and actioned to the best of the team's ability. Examples being, noise, lights, dust, privacy screens etc.

**Cllr AK** stated: BYUK were doing all that they could to address complaints but hands are tied due to what is physically possible. She stated that LB Camden were trying very hard to resolve all issues and she was very appreciative of efforts being made and that all involved were getting the best out of the situation as possible.

**Resident** appreciated the response.

**Cllr AQ** requested: that Grafton Terrace block be completed first to allow access to be reinstated asap. Asked: what was the anticipated completion date.

**DA** advised that the proposed completion date was September 2022.

#### **4) Update on Play Provision/Fitness Facilities (Dilan AIPasha, Camden)**

**DA** gave some additional context re: it is a planning obligation to provide facilities that cater to older children (teens). Residents are key stakeholders and have been consulted with and LBC is engaging with all. He showed photos from recent engagement events and advised designs were taking on-board all feedback received where possible.

**Cllr AQ** advised: residents did not want youth facilities due to noise and potential anti-social behaviour (ASB). He stated 'do not do anything that the residents do not want'.

**DA** responded: that it was a specific planning obligation that had to be met and currently there are no provisions on the estate for children aged 12 and above. The proposals will take on-board the feedback that equipment should be spaced out rather than all in one place.

**Cllr AK** advised: in discussion with Steve Downes (LBC) it was agreed that a newsletter would be sent out to all residents explaining the process before it went to planning.

**DA** advised: that a newsletter / info pack, would be sent out following the planning submission (and once the application is validated), in order to add the planning reference number to the letter, allowing residents to view all documents and make comments on the proposals as required.

**Cllr AK** advised: that she hoped it would be more informal.

**Cllr NA** stated: communication should be clear and show that residents views are being taken. He advised that ASB was happening and needs to be properly managed.

**DA** advised that the team is engaging with various LBC internal teams (including community safety, youth support & estate management)

**Cllr AK** asked: why the focus for the facilities was on teenagers while not providing facilities for younger children.

**DA** advised that the planning obligation was specifically for teenagers to provide a healthy intervention for them following the removal of the old hard play space by Aspen House to enable the new development. There are existing play areas on the estate that cater to younger children.

**RJ** stated: that she had discussed with Steve Downes and LBC were following member procedures and once the submission is made to the planners, residents will then have access to raise comments / concerns. RJ advised that we had now run out of time and could not delay any further, noting that the consultation processes have been running for years.

**Resident** advised: current play provision for younger children was now old (over 30years) and needs renewing. ASB was a problem but there was a need to replace the MUGA and move on.

**TS** gave a short insight (presentation) on the concept of the trail proposals and explained that they were a work in progress and would form the basis of a planning application which would allow residents to comment further. He explained the trail may include multifunctional seating, static gym equipment and graphic floor markings to tie the trail route together.

**Resident** asked: at what point can feedback be given?

**DA** advised at point of planning submission.

**Resident** stated: is that too late as resident views need to be taken into account. Additionally stating that some of the proposals look really good but others were a concern.

**DA** advised that it was extremely difficult to reach a consensus amongst all residents on the estate, but feedback received has been taken on board in the development of the proposals where possible. The planning process needs to run its course and additional feedback as part of that process would be taken on board in consultation with the planning department.

**Resident** gave feedback: Garish colours do not go with the area and concern regarding damage to trees etc. Spread-out equipment was not good and should all be in one place.

**DA** stated: don't worry about trees as all care is being taken to not cause any issues with the inclusion of tree specialist advice taken on-board. DA notes concerns around colours but 'street art' was high on the list of preferred requirements.

#### **5) Update on 'My Maitland' initiative (Louis Holliday, Camden)**

**LH** spoke about the 'My Maitland' Initiative and how it will help residents to shape their estate. It will provide tools to help and empower residents to do stuff themselves to help the wider community. He is keen to talk to individuals who wish to get involved and happy to share details / ideas and initiatives and wants to know residents' thoughts on use of new community space.

**Cllr NA** advised: that there were lots of residents without gardens or green space so any opportunities for allotments etc would be greatly appreciated. He also stated that the recent BYUK / LBC engagement events were very successful and encourages more.

**RJ** stated: gorilla gardening in West Kentish Town had already started and she will put LH in touch with people involved.

#### **6) Letters going out regarding residents providing their views on naming the new blocks (Dilan AIPasha, Camden)**

**DA** advised: that early next week (wc 25<sup>th</sup> Oct) a letter and info pack would be going out to all residents on the process of naming the 3 new blocks, this would be an opportunity to provide feedback. He also advised that there would be an info session on 4<sup>th</sup> Nov (tbc).

#### **7) AOB**

**Cllr NA** asked: what is the best way to communicate with the team?

**DA** advised: via the main Maitland Park email address or directly to himself or other members of the team. Additionally, telephone numbers have been provided. If specifically a site issue, Mark or Amanda could be contacted directly. Also monthly BYUK coffee sessions are available.

**Resident** advised: he had yet to receive a reply regarding his request to join a coffee morning. DA advised that he would look into it and AH stated that she hadn't heard anything but if the resident could make contact again then arrangements can be made for attendance.

**END**