

Residents and Business Liaison Group
Tuesday 14 June 2016 – 7pm to 8.25pm
Grace Baptist Church Hall, 48-50 Park Ridings, N8 0LD

Attendees

Keith Johnston (KJ) National Grid
Paul Greatorex (PG) Atkins
Ashley Spearing (AS) St. William
Abbas Raza (AR) Local Dialogue
Karl Lewis (KL) Local Dialogue
Ralph Scott (RS) Four Communications

Ryan King (RK)
Bill Godber (BG)
Ian Robinson (IR)
Marcus Ballard (MB)

Apologies

John Miles (JM)
Cllr Stephen Mann (SM)
Paul Cooper (PC) Coleman & Company
Nick Gleave (NG) St. William

1. Introductions and apologies

Introductions were made.

JM had given **MB** notes around points he wanted to be brought up at the meeting. These were addressed in the meeting.

2. Planning update

AR advised that most planning matters related to St. William's application and could be discussed under that item (item 9).

3. Programme update

PG announced that the biggest update was the demolition of Fibre House has been completed since the last meeting and that they are currently processing the waste materials. He also mentioned the pedestrian crossing on Clarendon Road is in place while they finish processing the material. He stated the team intended to erect a new fence to create a new pedestrian route and then the crossing can be taken out, this will take around 4-6 weeks. He noted that the first phase of sludge removal work on Gas Holder 1 (GH1) has now been completed and they have now started this process on Gas Holder 3 (GH3). This processing has created a temporary odour-that is being monitored. He stated that they can use a masking agent if the odour becomes more noticeable however the smell is not hazardous.

Securing our energy supply for future generations.

1

KJ explained why there are two phases of sludge removal. The first phase, (now completed 17/6/2016), removes all material they can get to before they start taking the lift skin. The second phase of sludge removal will commence once the lift skins are removed and they can access parts currently out of reach.

PG noted that the plaques have been removed from GH1. He also mentioned that there has now been a change in the sequence of operations. This is due to a crack identified in the dumpling when removing water, which has raised concerns around if it is secure enough to hold vehicles to take down the gas holder. He advised they were going to take the internal sections out first and then work on the outer structure in response to this.

KJ explained that this will require the cranes to now be located in the old car park. **PG** stated this will also have the advantage of being away from the residential properties. He noted that GH3 will still be dismantled using the original phasing and the work will commence on that when work on GH1 is finished.

PG noted that because of the issue with the dumpling in GH1 there has been a slight delay of the programme completion to January 2017 from the original date of November 2016.

BG advised that noise from the site had affected his staff last week. **PG** stated that this would have been due to the breaking of the floor of the old Fibre House building, which is now complete. **BG** asked how this noise will compare to future noise from the site. **PG** replied that the noise was much louder than works to come, and that the main noisy section part of the demolition is taking the crown plate off which has now been completed and that most of the rest of the work will be done by hot cutting which will be much quieter. **KJ** advised that the only other instance there maybe increased noise will be when the walls of the gas holders are broken out and taken down to 1.5m below ground level. **PG** commented that when this work does commence that they will monitor noise levels.

AR highlighted that JM mentioned in his email that he mentioned that the amount of noise on the site had slightly increased and thought it was due to tipping ballast. However from this meeting it would appear that it was Fibre House demolition that caused this. **PG** confirmed that this was the case and also mentioned that the demolition of the Fibre House building had been more intensive as the building was more heavily constructed than previously expected.

4. Japanese Knotweed update

PG stated that Three Shires (contractor) are beginning work by the barrier along 63-105. He mentioned they are disturbing the ground in order to see where Japanese

Securing our energy supply for future generations.

2

Knotweed is growing. The work on the knotweed between 123-165 will begin in September, concentrating on the bottom end of the gasworks site.

5. Traffic management

PG had reported the response from Tony Casale about the highway plans at last meeting. He gave an update that the changes would mean closing off the middle lane on Clarendon Road to Hornsby Park Road. The current plan would be to close off the parking on the western side of Clarendon Road (3 spaces) and a letter will be sent to residents to notify when this will begin. **IR** sought clarification of where the closed spaces will be. **PG** confirmed the area and commented that they have an option to close more spaces if needs be however at present that did not look like the case. **KJ** stated that because of a change in the scheduling of work this will now be in force at a later date. **PG** confirmed this but added that there will be one night when the spaces will be needed for a delivery but this will be out of hours and will only be for a short period of time, likely one day. He stated he would confirm the date of when it will happen closer to the time. **IR** asked when the bays will be closed. **PG** advised that it will be from mid August.

PG mentioned that the Thames Water work has now been completed.

AS stated that the main concern around the construction phase of St. William's was increased traffic and ensuring transport routing is efficient. He noted that construction work traffic will go in via High Road or Green Lane and that they have now submitted a Transport Management Plan that maps out routes that require sticking to A roads and will not require using Hornsey Park Road.

MB asked if there were any temporary signs for works vehicles being put up to ensure traffic went the right way. **KJ** replied that this was possible, but will have to liaise with the council and to assess if there is a need for them. **PG** said he would take this away as an action point. However he highlighted there are only very few deliveries currently being made and most have understood the clear instructions as to the correct way into the site. **AS** mentioned that during construction phase will be more traffic and there will be some signs in place to help traffic.

MB noted that discussions with the council were taking place around the community streets project, some have been conflicted in the past with Traffic Management Plans and wanted clarity that Coleman and Co would not do this. **PG** stated he was not aware this, and would make sure the plan had no impact.

AR asked if the upcoming referendum would mean extra movements from IR's business. **IR** advised that most of the deliveries were already done, but there are the last few are still to go out.

Securing our energy supply for future generations.

3

6. Air, dust and noise management

PG updated the group that another round of data will be up on website soon. The last time this was done it increased traffic to the website. He said it was a continuing process and as soon as they are coming through give to Local Dialogue to put on the website. He noted that dust monitoring was due to be released and would be posted to the website.

AR raised that some fly tipping has taken place on site and that the next stage was to try and identify whom it was and give them the opportunity to fix the issue. However, as of that day the issue was made more serious with the discovery of asbestos in the dumped waste. He stated that we will be writing to residents bordering the site where the fly tipping took place to prevent it from happening again.

7. Communications update

AR mentioned that the site boards are now in first design draft, and he sent round a copy of them to everyone at the meeting. He noted that they were going to be reorganised and turned landscape in order to fit onto one board. These will be put up on the hoarding over the next 2 weeks. **KJ** asked whether the boards will be available on the website. **AR** confirmed that they would but that the website will still keep a more detailed version of the history of the gas holders.

AR mentioned that letters and circulars will be coming out about the parking suspension and fly tipping, this will be supported by door knocking local residents.

KJ noted that the Head of Commercial Property had met with Beth Kay, Head of Development for the Council who suggested an artist in the Chocolate Factory had done some work on the site, including images of the gas holders and Beth was keen on exploring a joint event **KJ** to contact Beth direct to explore further. **AS** advised St. William were already aware of the artist, and they were going to be involved in the process going forward.

8. Recording of recovered items

AR advised that this would be wrapped up with item 9.

9. Update from St. William

AS stated that on the 23rd May St. William held had an event with Heartlands Primary School that was attended by 16/17 people including councillors, staff and residents. He noted that comments were around construction and about committing

Securing our energy supply for future generations.

4

to what levels of traffic, dust, noise and vibrations there would be as well as more general comments about how the area will be able to manage with the extra housing and the pressures this will put on services and the local transport network.

AS announced that the reserved matters application for the site was submitted on 3 June and the expected date for the planning committee will be some time around autumn 2016.

AS mentioned that in July they would be starting the Pocket Park workshop with the location either being the Grace Baptist Church Hall or on Hornsey Park Road, which was successful last time. **MB** commented that he would like this second option as its good to see outside spaces being use.

AS advised that St. William were in contact with Network Rail around the removal of trees on railway embankment, and would update the ecology report about bats and the ecological plan.

AS highlighted the importance of ensuring the gas holders' history are protected and encompassed within the new scheme. St. William had been through the list that JM had made about parts the community kept. This list was taken and refined so the unique items can be kept, they are now looking at how best to keep these assets, with a mixture remaining on site and some going off site. He noted that the process will be lead by St. William but in consultation with local residents.

AS stated that all green spaces in the project would be part of a community plan. He then advised St William will create a sustainable business plan, as they have on similar large developments, and look towards possibly creating a trust arrangement, which will help ensure an ongoing connection with the existing community and ensure buy in from local residents.

AS advised St. William are looking into holding a similar meeting separate to this with Four Communications. **RS** commented that it is likely that the first of these meetings will be a workshop such as spacing the RBLG and theirs out. **RS** to liaise with **MB** about how best to engage with people for these events.

AS noted that it is important that it is clear to residents what would be discussed in the separate meetings.

MB stated St. William were keen that there is a space for everyone to be involved in and that people rarely found the time to engage in traditional consultation events. **AS** agreed. **RS** stated issues around consultation fatigue and they are bringing up discussions in this meeting in order to gauge ideas about what will work. **RK** noted that keeping residents involved is important and that there is a general fatigue with

Securing our energy supply for future generations.

5

consultation as many projects have been consulted on but never constructed. **RS** commented that there is still a lot of time until the handover of the site is complete in order to work on a comprehensive management strategy. **AR** commented that once the gas holders were in the process of being demolished it will be a clear sign that things are going to happen on the site. **RS** advised he was keen to set up a steering group for those that are most involved, ensuring they are involved in how St. William consult as well as the consultation. Then at the end of the process St. William have options to present back to people to see what they like and see how St. William might be able to deliver it.

MB asked at what point would St. William to name the site and put forward his idea of Hornsey Park. **AS** liked this idea and confirmed there was no set date for a name of the development.

AS note that as the programme will now only see the site being transferred over at the end of next year, St. William have been talking to neighbouring occupants to see how they can keep them on the site for as long as possible.

10. RBLG/Council liaison

AR highlighted that dates for the next two meetings have been fixed, and that in July, Local Dialogue would look at future dates, but for now they will continue on a monthly basis.

Any other business

AR raised that there are several points from JM's update that had not already covered.

KJ asked for an update around school engagements. **AR** advised there was an issue still in contacting the school about arranging a Mad Science event. **MB** noted he knows the Head teacher (Simon Harrell), and would pass the details onto **AR**.

AR mentioned the rubbish that had been dumped at Lime Trees. **PG** noted that this included shopping trolleys and children's toys. **MB** advised it looked like this had been cleared up, and that there will be a community clear up at the end of June/July in the area that will include community gardening. **AR** highlighted that JM has raised concerns around overhanging branches, in relation to of this process.

AR highlighted that JM had heard a Song Thrush that had been heard at lunchtime in the area. **PG** advised the bird was behind 73 Hornsey Park Road and that there is no evidence at present that it was nesting on site

MB asked for it to be noted that his email has changed to marcusballard1998@gmail.com.

RK requested a revision of dates for the next meeting, the proposed date of the next meeting would not work with the church. After a discussion it was agreed the next meetings will be on:

- Monday 11 July 2016 (**amended**)
- Tuesday 9 August 2016

AR to send out an amended invite.

MB asked if the S106 had been modified. **AS** responded that the only changes involved linking the old S106 to new consent and he would send a copy around. **MB** asked for confirmation that there is no money in it for the Hornsey Park area. **AS** confirmed this to be the case.

MB asked when hoardings would go up High Trees. **KJ** responded that hoardings might not be needed, as soon as soon as they are not working in the area, however he will check. Any hoardings are unlikely to go up until the end of demolition works/ start of PRS construction work. **MB** suggested any hoarding would be good in order to get a picture of the park but that was a point for the next stage.

MB asked about the dumping issues on Lime Trees as he knows there have been similar issues on highway managed land owned by Haringey, where no one technically has responsibility. He asked if it was possible to enclose this area. **AS** raised concerns around tree protection but will look at it. **KJ** stated that it is an unregistered piece of land, so little could be done. **AS** suggested the council could adopt it and that there could be a joint solution to get it under control until it was incorporated into the site. **AR** highlighted this would continue to be monitored.

AR closed the meeting.

Ends.