

## COLPAI Construction Public Webinar – Thursday 17 September, 7pm

### Overview of COLPAI Project Webinar and Summary of Questions Raised

Welcome and Introductions	
<b>Overview</b>	<p>Catherine Street, Comm Comm UK, welcomed everyone to the online meeting and thanked the community for their time. Catherine outlined the format of the meeting and highlighted why the meeting was being held virtually.</p> <p>All members of the project team introduced themselves. In addition to Catherine, the following team members were present:</p> <ul style="list-style-type: none"> <li>• Noyon Choudhury, City of London Corporation</li> <li>• Dawn Harris, City of London Corporation</li> <li>• Gerald Mehrtens, City of London Corporation</li> <li>• Paul Murtagh, City of London Corporation</li> <li>• Michael Gwyther-Jones, City of London Corporation</li> <li>• John Macleod, ISG</li> <li>• Steve McCarthy, ISG</li> <li>• Nadine James, Montagu Evans.</li> </ul>
Works On-Site	
<b>Overview</b>	<p>Steve McCarthy, ISG, gave an update on the recent works that have taken place and the upcoming works taking place on-site over the next few weeks.</p> <p>Please see presentation in link below that was discussed during the meeting – <a href="https://tinyurl.com/y5obahw5">https://tinyurl.com/y5obahw5</a></p> <p>The recording of the webinar can be viewed in the link below – <a href="https://www.youtube.com/watch?v=42zfda3xHAI&amp;feature=youtu.be">https://www.youtube.com/watch?v=42zfda3xHAI&amp;feature=youtu.be</a></p> <p><u>Residential building update</u> The residential building is progressing well and the ground floor slab has now been cast. The core is being constructed from the ground floor to the first floor. The shuttering that forms the stair and lift core of the tower is in place. It is expected that now the building work is out of the ground, it should take approximately two-three weeks to complete each floor.</p> <p><u>Educational buildings update</u> Most of the works on-site have taken place in the main school building and sports hall. Images of both of these were shown and can be found in the link above. The brick work has commenced and is now approaching first floor level.</p> <p><u>Dry wall and screeding</u> Inside of the school buildings, the building has been waterproofed and works are advancing with the internal partitions. Screed has been laid on floors and is now drying out.</p> <p><u>MEP (Mechanical, electrical and plumbing) installation</u> Services have been installed in the school building. In the next one to three months, works on-site will be building on the progress that has already been made, putting in final services and closing up partitions.</p>

	<p><u>Lift installation</u></p> <p>The lift shaft is formed in the main school building and it is hoped that the lift can be fitted around the end of October. It is estimated that these will take six weeks to install.</p> <p><u>Roofing</u></p> <ul style="list-style-type: none"> <li>• Sports hall – Roof membrane is now added and finished</li> <li>• Roof on top of the main school – Roof membrane is now added to the third floor at Baltic Street West side of the building. Primer and brick work has started on the roof and finishes are due to be completed and adjoin to the brick work.</li> </ul> <p><u>External services</u></p> <p>Services, including gas mains, communications, electric, district heating, water and all general services are being completed in the slips around the site. ISG will be focusing its works on these areas in the coming weeks.</p> <p><u>Monitoring results</u></p> <p>Noise, vibration and dust continues to be monitored around the site. The results are published on a monthly basis on the newsletters and also uploaded to the project website.</p>
<b>Q&amp;A</b>	
<p><b>Question 1:</b></p> <p><b>Response:</b></p>	<p><b>Taking into account Covid spacing requirements, we do not know what will happen in the future. Are there any plans to increase spacing in the common areas of the new development, school corridors etc?</b></p> <p>The permanent approved design of the scheme is currently under construction. There are no plans in place to amend the layout of the new development or school to increase spacing in the communal areas.</p> <p><b>How are you set up on-site for construction?</b></p> <p>ISG has put in facilities to allow operatives to carry out their works in a safe manner. There are facilities on-site to enable them to change and eat while adhering to Government guidelines and social distancing.</p>
<p><b>Question 2:</b></p> <p><b>Response:</b></p>	<p><b>Have you finished digging the service trench by the silver birch tree alongside the route to Baltic Street?</b></p> <p>Yes, there is not considered to be a need for any further excavation in this area. It is hoped that back filling the trench will commence w/c 21 September. It was also confirmed that no damage has been caused to the silver birch tree and no roots were cut through during the works.</p>
<p><b>Question 3:</b></p> <p><b>Response:</b></p>	<p><b>Is the timetable for the work being updated on the Colpai website, can you provide an update about the next steps?</b></p> <p>The latest version of the programme has been prepared by ISG. Once this has been agreed, it will be published on the project website.</p> <p><u>Post meeting note:</u> Please be advised that following review of the project programme, we have updated the key dates timeline for the project. The school buildings are anticipated to be completed in Q2 2021 with the residential building anticipated to be completed in Q3 2022. Due to COVID-19, there have been some delays on-site, however, the site team is making good progress moving forward.</p>

<p><b>Question 4:</b></p> <p><b>Response:</b></p>	<p><b>Why have you changed the layout of the walkway alongside the operatives' entrance to the site?</b></p> <p>It was clarified that the layout of the walkway is altered when deliveries are due at the site to allow them to take place safely. There is a high level of deliveries coming into the site on a daily basis at the moment. The approach being followed is in line with the approved Construction Management Plan.</p> <p><b>Do you have a banksman in place to guide people while deliveries are being made? Why can't you keep a clear pedestrian walkway?</b></p> <p>There are three traffic marshalls who are continually on duty throughout the working day.</p> <p>Options:</p> <ul style="list-style-type: none"> <li>• Could look at possibility to have additional banksmen</li> <li>• Will review how ISG is directing pedestrians to the other side of the road when deliveries are coming in</li> <li>• Islington, City and ISG review of the approach.</li> </ul> <p>The team will discuss the best approach to resolve this and seek to provide the local community with a more detailed response in the week following the webinar (w/c 21 September).</p>
<p><b>Question 5:</b></p> <p><b>Response:</b></p>	<p><b>What is the procedure now for turning off the fire alarm and the response time?</b></p> <p>A new security company has been appointed who can respond within 20 minutes. The company has the ability and code to shut the alarm off should it be triggered. This approach has been tested and they have been out and been able to successfully meet the response time.</p> <p>In the event, that a fire alarm test is scheduled to take place on-site. ISG will inform the local community through email updates to give advance notice.</p>
<p><b>Question 6:</b></p> <p><b>Response:</b></p>	<p><b>Is it possible to dim or turn off more lighting on-site at night to prevent impact on neighbouring amenity?</b></p> <p>ISG has turned off as many lights as possible, it has emergency fittings and if ISG cuts the power to these the battery packs lose charge in approximately three to four hours and would have to be replaced, which is not practical. A number of lights need to be left on for health and safety on-site.</p> <p>The windows have been obscured to allow less light to feed out to the surroundings and prevent light pollution. The whole building will be wrapped eventually but at the moment the scaffolding is not high enough to enable this to take place. This will help with weather proofing and light spill. ISG advised that they will continue to monitor the impacts of this.</p> <p><b>Lighting is also visible on the higher floors?</b></p> <p>Confirmed that ISG/team will review the lighting setup and come back to the community following the webinar to pick up on this.</p> <p><u>Post meeting note:</u> ISG has further queried lighting options with its temporary electrical supplier and they have not so far come up with any viable practical alternatives. ISG can confirm that it will keep the lighting down to the bear minimum</p>

	and keep under review. As explained in the meeting as construction proceeds, ISG will be wrapping the building, which will defuse the light further.
<b>Question 7:</b>	<b>Could the lights be in PIRs?</b>
<b>Response:</b>	PIRs have the same problem with battery packs running down as well. The lights are on timers.
<b>Question 8:</b>	<b>There were two lorries waiting in Golden Lane making it difficult to cross the road?</b>
<b>Response:</b>	There have been instances where this has happened and ISG do turn away lorries if they do not arrive at the correct time.
<b>Question 9:</b>	<b>What is the timetable for the consultation that we had last month in regard to the planning conditions?</b>
<b>Response:</b>	<p>The Q&amp;A has been consolidated and will be finalised and circulated next week. This will provide a summary of all feedback received throughout the consultation. The details for discharging the planning conditions will then be submitted to the local authorities.</p> <p><b>Will you notify everyone on the mailing list when the planning information is submitted to clear the conditions?</b></p> <p>The COLPAI Project will update the community with the final documentation and details when the conditions have been submitted for discharge. Once submitted the determination period is eight weeks. The local community will also be given an opportunity to comment on the application.</p> <p><u>Post-meeting note:</u> The consolidate Q&amp;A was issued on Friday 25 September. Following this, the COLPAI Project will keep the community updated on the submission of the conditions.</p>
<b>Question 10:</b>	<b>Could you describe the acoustic barriers you intend to install?</b>
<b>Response:</b>	Acoustic screening is around the plant rooms and ISG is using acoustic blankets round the screed pump at present. These are visible on-site and are blue in colour.
<b>Question 11:</b>	<b>What are your final proposals for the boundary to the allotments?</b>
<b>Response:</b>	<p>The wall has been reinforced to correct some severe cracking. Helibars have been used to stitch it together, repair it and stabilise it. The wall will then be left.</p> <p><b>We were thinking of the chain link fence above the wall where all the climbing plants are growing?</b></p> <p>The project team will look into this and update the community in due course.</p>
<b>Question 12:</b>	<b>Why can I not see who else is on the webinar call?</b>
<b>Response:</b>	Members of the local community should be able to see members on the panel. Due to GDPR, members in the audience will not be able to see a list of all members that are watching the webinar. We will look into the settings of the webinar and see if there are any other options available, which conform with GDPR.



We are keen to ensure that members of the local community are able to engage in these digital events until we are able to return to our physical meetings. If you have any feedback or suggestions in regard to the format of the online webinar, please do get in touch on the details below.

We are looking at holding the next online webinar regarding works on-site on **Thursday 19 November at 7pm**. We will send further details of this event to our database in due course.

**ENDS**