

COLPAI Construction Public Webinar – Thursday 18 March 2021, 7pm

The presentation from the online webinar can be viewed in the link –

https://static1.squarespace.com/static/5ca601a6aadd3441323b6c5b/t/60588731bdcfde506f585b7d/1616414515558/COLPAI+Online+Public+Webinar+Presentation+-+March+21_compressed+%281%29.pdf

The recording of the webinar can be viewed in the link –

https://www.youtube.com/watch?v=xNH_Q3X-eeo

Overview of the COLPAI Project Webinar and Summary of Questions Raised

Welcome and Introductions	
Overview	<p>Catherine Street from Comm Comm UK welcomed everyone to the online webinar and thanked the community for their time. Catherine outlined the format of the webinar and introduced the project team, including:</p> <ul style="list-style-type: none"> • Paul Murtagh, City of London Corporation • Noyon Choudhury, City of London Corporation • Mark Lowman, City of London Corporation • Michael Gwyther-Jones, City of London Corporation • Dawn Harris, City of London Corporation • Gerald Mehrtens, City of London Corporation • Smith Umoren, City of London Corporation • John Macleod, ISG • Steve McCarthy, ISG. <p>There were 13 unique viewers from the local community on the call.</p>
Works On-Site	
Overview	<p>Steve McCarthy from ISG, gave an update on the works that have taken place. Images were presented to the audience of different elements of the site progressing.</p> <p>The presentation and imagery can be found – https://www.colpai-project.co.uk/downloads</p> <p>Steve gave an update on the progress on-site across the different buildings, the imagery can be viewed in the link above:</p> <ul style="list-style-type: none"> • Residential Building • Main School Envelope – Brickwork • Sports Hall Envelope – Brickwork • Envelope – Window Installation – Main School Building • Drywall / Plastering – Main School Building • Drywall / Plastering – Sports Hall Building • Mechanical, Electrical and Plumbing (MEP) Installation – Main School Building • Mechanical, Electrical and Plumbing (MEP) Installation – Sports Hall • Roof Progress – Main School Building • Stair Core – Main School Building. <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 website and in newsletters. As the team is moving into the fit-out phase, less noise is expected over the coming weeks.</p>

	<p><u>Working hours and COVID-19 Guidelines</u></p> <p>ISG noted that it is continuing to work within the guidelines. Additional welfare has been installed. As well as this, ISG has now let a larger off-site office to allow office staff to be socially distanced.</p> <p>Operatives on-site are continuing to social distance. On occasions that the team needs to work in closer proximity, then there is guidance which covers this activity.</p> <p>Working hours are: Monday-Friday: 8am-6pm Saturday: 9am-2pm</p>
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School Handover and Construction Logistics

Overview	<p>Gerald gave an update about how the school will be accessed when it opens in September 2021. Details of this are also included in the newsletter that can be found in the link below:</p> <p>https://static1.squarespace.com/static/5ca601a6aadd3441323b6c5b/t/6038facc0da6ae64e8bdf0d9/1614346960311/Feb+Newsletter+11_converted.pdf</p> <p>Gerald explained during the first, second and possibly third term, the main entrance to the school will be via Baltic Street West while the residential construction continues. Gerald noted that the areas shaded blue on the plan will remain as part of the construction site with hoarding segregating the school. The existing tower crane is anticipated to be removed by the end of June 2021.</p> <p>Gerald noted during the first academic year there will be approximately 220 children - at full occupancy there will be approximately 420 primary school children. In September 2021, some of the playground will be taken up by the construction site, however, due to the number of children there will be adequate space in the playground as well as the rooftop play. The nursery will also not be operating in the first academic year, so this space will also be available.</p>
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Tree Planting – School

Overview	<p>Mark Lowman outlined that previously it was advised that the trees on the school site, adjacent to the allotments, would be planted before school occupation. Due to the delays and COVID-19, the school occupation has been pushed back slightly, which has resulted in the planting season being missed for this year. The planting season is recommended to be between November and March.</p> <p>The City Corporation and ISG have looked at a number of options and have agreed to delay planting until the next planting season (November 2021-March 2022) to give the trees the best conditions for success.</p>
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Delivery and Servicing Management Plan


Overview	<p>Noyon Choudhury gave an update on the Delivery and Servicing Management Plan. Noyon advised that Stantec has prepared a technical note, which responds to comments made by residents, Transport for London (TfL) and City of London transport officers to the Delivery and Servicing Plan discharge of conditions applications 43, 44 and 46.</p> <p>The COLPAI Project Team has been in contact with planning officers regarding this position and it has been agreed that there will be at least two weeks following</p>
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	submission, for residents to submit any further comments directly to the London Borough of Islington's and City of London's Planning Portals. The COLPAI Project Team has asked that the application not be determined before Monday 29 March 2021 to allow for residents to submit their comments.
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Q&A	
Question 1:	Are there sprinklers in the bin store? Both school and residential?
Response:	Sprinklers are provided to both the school and residential bin store areas.
Question 2:	How are you controlling fire spread across boundaries from the bin store? What is the fire protection for the doors on the school bin store that are close to the boundary with Hatfield House?
Response:	Fire spread across boundary areas is managed by the use of sprinklers and fire rated construction.
Question 3:	How many of the five bins are for recycling and how many are for general waste?
Response:	<p>The number of refuse containers has been approved through the planning process, the make-up of these five bins will be dependent on and reactive to the type of waste produced by the school. Over time it is envisaged the balance will go from a split between refuse, recycling and food waste to making greater provision for recycling as the amount of refuse will decrease.</p> <p>We anticipate that three bins will be for waste, one bin will be recycling, and one bin will be for food waste. We have used data from a local two-form entry primary school in Islington to look at and analyse these trends. We will not know the exact details until the school is in operation and may need to adapt to suit future needs.</p>
Question 4:	Re. School bins. What is the contingency if there is more waste than five bins can contain? What if the bins are overflowing and cause the doors not to close? Who will be monitoring this?
Response:	The bin capacity has been calculated on the size of the school and is considered adequate to meet the needs. Premises management will monitor the fullness of the bins and arrange for extra collection should it be required.
Question 5:	Can we have an exact schedule of waste movements? How many per week?
Response:	The anticipated number of trips are provided in Table 5-1 of the School Delivery and Servicing Plan.
Question 6:	Are you aware of the traffic management plans impact on this? Normally this is collected by different vehicles, ie food, recycling and general waste.
Response:	<p>The anticipated number of trips are provided in Table 5-1 of the School Delivery and Servicing Plan.</p> <p>Even if refuse was to be collected every day, it would not exceed the maximum anticipated number of five trips per day, which was approved at planning as a negligible impact. We hope that the same vehicle(s) that collect waste from Hatfield House will collect waste from the school to minimise trips.</p>

Question 7:	Will there not be requirement of the school to make sure that the bins are collected within a certain time? How long will the bins be sat before collection?
Response:	Paragraph 6.3.2 of the School Delivery and Servicing Plan sets out the times deliveries can be made. The condition states that bins will be left for no longer than 20 minutes before collection.
Question 8:	Will there be premises managers on-site at the school full time?
Response:	A premises manager will be on-site during the times of the refuse collection.
Question 9:	How did you determine the location of the bins for collection? What were the factors for this?
Response:	<p>A number of different approaches were considered. The previous response note Community Comment and Team Responses to Planning Conditions Consultation, from page 4 sets out the reasons why each of the other strategies were not taken forward. A copy of the note is available in the link below:</p> <p>https://static1.squarespace.com/static/5ca601a6aadd3441323b6c5b/t/5f6e0e2a587aa27cf6494eb3/1601048107169/Team+Comments+to+Planning+Conditions+Responses+240920+FINAL.pdf</p>
Question 10:	Why is the bin collection outside of Hatfield House main entrance? The bins on the plans show that they are outside the by Hatfield House. Why could they not be left at the street edge or boundary of the school?
Response:	As per the previous note, Community Comment and Team Responses to Planning Conditions Consultation, all bins are to be left within COLPAI property at all times. They will not be left outside the Hatfield House entrance.
Question 11:	Has there been a risk assessment with regard to trucks coming to collect rubbish?
Response:	The plans for collection in this way have been approved by both London Borough of Islington and City of London planning authorities.
Question 12:	Why are three-point turns being allowed to collect the bins for the school?
Response:	London Borough of Islington's 'Recycling and Refuse Storage Requirements' state a maximum reversing distance for vehicles is 25m. Therefore, this movement is compliant within its guidance.
Question 13:	Why can't drop bollards be included in this area?
Response	<p>Following discussions and comments on bollards in Baltic Street West, the City Corporation advised the community in September 2020 that the bollards would not fall within the permitted landscaping works for the project.</p> <p>The team has been in discussions with London Borough of Islington who noted that this is not something they would accept for numerous reasons, including operational procedures, ownership and liability.</p>

Question 14:	How much fresh food will be delivered to the school? How often? What will the food waste collection be?
Response:	Deliveries for fresh food will be undertaken in-line with the anticipated number of trips are provided in Table 5-1 of the School Delivery and Servicing Plan.
Question 15:	You said at a previous webinar that the school would not be preparing meals on-site? Could you please confirm?
Response:	We previously understood that meals would not be prepared on-site. However, following further conversations with the school, we have been advised that the school will be preparing nutritious and healthy school meals for pupils.
Question 16:	In September, will the school governors advise parents that the Golden Lane is a private estate and that the small playground opposite Hatfield House is not a public playground?
Response:	The school will remind all parents that Golden Lane Estate is a residential area and to remain respectful when in the local area.
Question 17:	Your servicing plan comments advise that the number of deliveries to the school will be monitored. Is the purpose of this to limit the number of deliveries each day? If so what is the maximum?
Response:	The number of trips is to be monitored to ensure that deliveries are in line with the anticipated number. If the number of trips is found to be increasing over this amount, then action will be taken to consolidate trips or reschedule them to reduce the number each day.
Question 18:	It looks like the school has been built out different to the planning drawings –some of the windows look different to the plans as well as the height of the fence around the air conditioning units. Could you confirm?
Response:	<i>Response to follow shortly.</i>
Question 19:	Have you measured the background noise during night to measure against future noise? We are concerned about the noise of the air conditioning units in the future.
Response:	<p>Noise from building services plant, including the air conditioning is strictly controlled via an approved planning condition sought by the City of London and London Borough of Islington Planning. The condition requires that noise from building services plant is appropriately controlled at the nearest noise sensitive receptors.</p> <p>During the design stage, a detailed assessment was undertaken showing the likely noise from the building services plant with respect to compliance with the requirements of the planning condition.</p> <p>Following the assessment, a number of mitigation measures were identified all of which will be installed to reduce noise from the plant.</p> <p>Following installation and commissioning, further assessment of the plant will be undertaken to verify that the emitted noise levels comply with the requirements of the approved planning condition.</p>

<p>Question 20:</p> <p>Response:</p>	<p>Could you include an image of what a 7.5 tonne truck looks like in Islington?</p> <p>The vehicle is not a specific Islington vehicle. It will be the vehicle of the chosen contractor. An example of a 7.5 tonne vehicle is below, however, please note that as a contractor has not yet been selected the exact vehicle may differ.</p> 
<p>Question 21:</p> <p>Response:</p>	<p>When will residential building tenants move?</p> <p>Once the residential building has been completed, the City Corporation is keen for new residents to move in as soon as possible. At present, the anticipated date for the completion of the residential block is for Q3 2022.</p>
<p>Question 22:</p> <p>Response:</p>	<p>How will you communicate your answers to the questions you couldn't respond to this evening?</p> <p>Following the meeting, the team will collate answers to the questions raised and circulate to the COLPAI Project email updates list as well as upload to the project website.</p>
<p>Question 23:</p> <p>Response:</p>	<p>Why don't you have the consultants who know the answers at the meeting?</p> <p>The primary purpose of these COLPAI Project meetings/webinars has always been to discuss construction matters, including progress on-site as well as future works. If there are any specialist questions, we ask that residents/members of the local community raise these ahead of the meeting so that we can bring the right members of the team onto the panel.</p> <p>You can also use the email address info@colpai-project.co.uk to ask any questions in between meetings.</p>
<p>Question 24:</p> <p>Response:</p>	<p>We need these answers in order to make our comments/objections by the 29th</p> <p>We understand the urgency of the information requested and will be working to collate the answers to all questions to share with the community.</p>
<p>Question 25:</p> <p>Response:</p>	<p>When will you send these answers so we have time to respond to the planning application?</p> <p>We hope to issue responses to all questions as soon as possible, thank you for your continued patience.</p>
<p>Question 26:</p> <p>Response:</p>	<p>But what does 'as soon as possible' mean? We are asking for timescales please</p> <p>We aim to collate the answers to questions raised at the webinar with members of the project team and issue the response week commencing 22 March.</p>

Question 27:	At the next meeting - not now- could we have information about who will manage the tower block? Also about waste management
Response:	Yes, we will ensure that at the next meeting we have information on the management of the residential building. Information regarding the waste management plan can be found in the supporting information on the planning conditions links in the table below.

If you have any further comments on the Delivery and Servicing Management plans for the school and residential, please comment to London Borough of Islington or City of London. The application supporting documents and plans are available to view online on London Borough of Islington's and City of London's Planning Portals. All comments will be shared between the two authorities by the individual case officers who are working collaboratively on the discharge of conditions. The applications can be accessed via the planning authority's websites as follows:

Local Authority	Website	Application Reference	
		Condition 43 & 46	Condition 44
London Borough of Islington	https://planning.islington.gov.uk/northgate/planningexplorer/generalsearch.aspx	P2020/2706	P2020/2679
City of London	https://www.planning2.cityoflondon.gov.uk/online-applications/search.do?action=simple&searchType=Application	20/00748	20/00747

We are looking at holding the next online webinar regarding works on-site on **Thursday 20 May 2021 at 7pm**. We will circulate more information as well as details to register in due course.

ENDS