

COLPAI PROJECT DROP-IN: 25 APRIL 2019  
**WELCOME**

The City Corporation is redeveloping the former Richard Cloudesley School site to provide a new school, the City of London Primary Academy Islington (COLPAI), with space for 420 pupils and 38 nursery spaces. In addition, the redevelopment will provide 66 new homes for social rent.

This is our second event in a series of COLPAI Project Drop-in Events and Public Meetings.

We are here today to:

- 1 Share information about the works
- 2 Inform you of the outcome of our recent consultation
- 3 Answer any queries you may have.

The COLPAI Project Team, which includes the City of London and ISG, our appointed contractor, is here to discuss the information presented here today and answer any questions.

You can also get in touch via:

-  [info@colpai-project.co.uk](mailto:info@colpai-project.co.uk)
-  **020 7125 0421 | 0800 772 0475**

UPCOMING MEETINGS

**Thursday 23 May 2019 - Public Meeting**

6pm – 8pm

Golden Lane Estate Community Centre

**Thursday 20 June 2019**

6pm – 8pm

Golden Lane Estate Community Centre

**About ISG**

ISG is a member of the Considerate Constructor's Scheme (CCS). As such, ISG's performance on this site will be monitored by the CCS against its own Code of Considerate Practice, which is designed to encourage best practice in construction.

ISG is fully committed to the principles of Corporate Social Responsibility and is keen to ensure that its impact on the environment and

the local community is a positive one that is addressed thoughtfully for the duration of this project.

ISG has a number of graduates and apprentices working on this project and is committed to offering more local apprenticeships and work experience placements. If you know of anyone who may be interested in these opportunities, please do contact the team at ISG.



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# CONSULTATION ON TREE REPLACEMENT

The COLPAI Project Team undertook community consultation on the replacement trees on-site, adjacent to the allotments.

The consultation launched at our COLPAI Project Drop-In Event on Thursday 21 March 2019 and the online survey closed on Friday 5 April 2019 at midnight.

24 participants took part in the consultation and were asked a:

- Choice of two options for the replacement of trees on-site
- Preference on planting small or large trees.

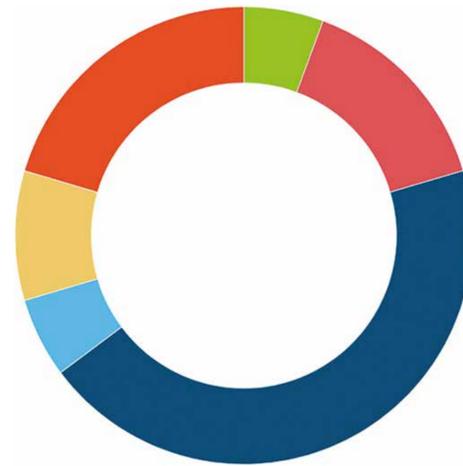
## School Waste Strategy

Following review of the COLPAI Project School Waste Strategy consultation, the decision was taken to cancel the current consultation.

We do not believe that the information presented for consultation was as clear, open and transparent as we would wish it to be.

We may revisit this consultation in the future and will keep you updated.

## The Results



- Neighbouring worker/ student
- Neighbouring resident
- Golden Lane Estate resident
- Parent of a CoLPAI pupil
- Political member
- Part of a local amenity or community group/other



Silver Birch



Rowan, Mountain Ash



Field Maple



Small-leaved Lime



Images of trees in the Native Wood Mix

### Native Wood Mix

52.2% of respondents stated this option as their preference, rather than Silver Birch and Plum-Leaved Plum Mix. Respondents noted that the large canopy coverage of the Native Wood Mix option, would provide good shelter for the allotment.

### Small Trees

78.1% of respondents noted their preference was for the replacement trees to be of smaller size in order to be more sustainable. Smaller trees would grow taller and live longer.

The majority of respondents were Golden Lane Estate residents, with 62.5% of these respondents selecting the Native Wood Mix option.

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## ASBESTOS

As you may be aware, when the existing building was demolished, a small amount of asbestos (approximately 1/2m<sup>2</sup>) was discovered. Following the discovery of asbestos on-site, the Health and Safety Executive was notified and work suspended, as per the regulations. Following a 14 day-period, works began for the removal of asbestos material under controlled conditions by a licensed asbestos removal company and taken to an approved, licensed asbestos disposal site.



Photos of Asbestos found on-site

Further asbestos has been found on the underside of the ground floor slab to the previous structure. We will continue to carefully break up and remove the slab under a watching brief from our asbestos analyst and, if further asbestos is uncovered, it will be removed under controlled conditions in accordance with the Control of Asbestos Regulations.



Air analyst installing monitoring equipment on-site

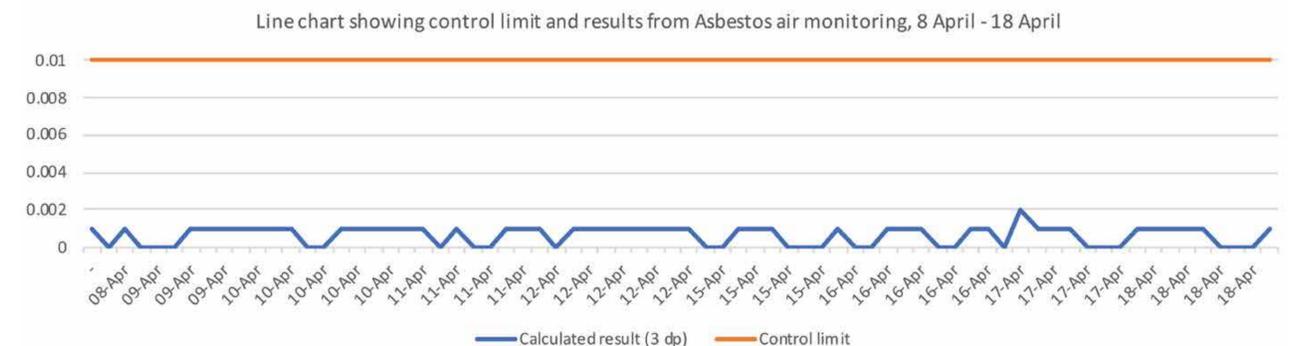
## Air Monitoring

Air monitoring equipment has been set up to allow us to monitor the concentration of any airborne asbestos fibre levels that may be generated by the demolition works.

The control limit refers to the concentration of asbestos fibres in any localised atmosphere, measured and averaged over a continuous period of four hours. The control limit is specified in Regulation 2 of the Control of Asbestos Regulations 2012 as 0.1 fibres per cubic centimetre of air (0.1 f/cm<sup>3</sup>).

This line chart shows the control limit against the calculated result from monitoring on-site.

### Results of the last month:



All the results taken to date indicate that the control limit has not been exceeded or even closely approached.

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## MONITORING DATA

Dust, noise and vibration are being monitored on site at three points along the hoarding.

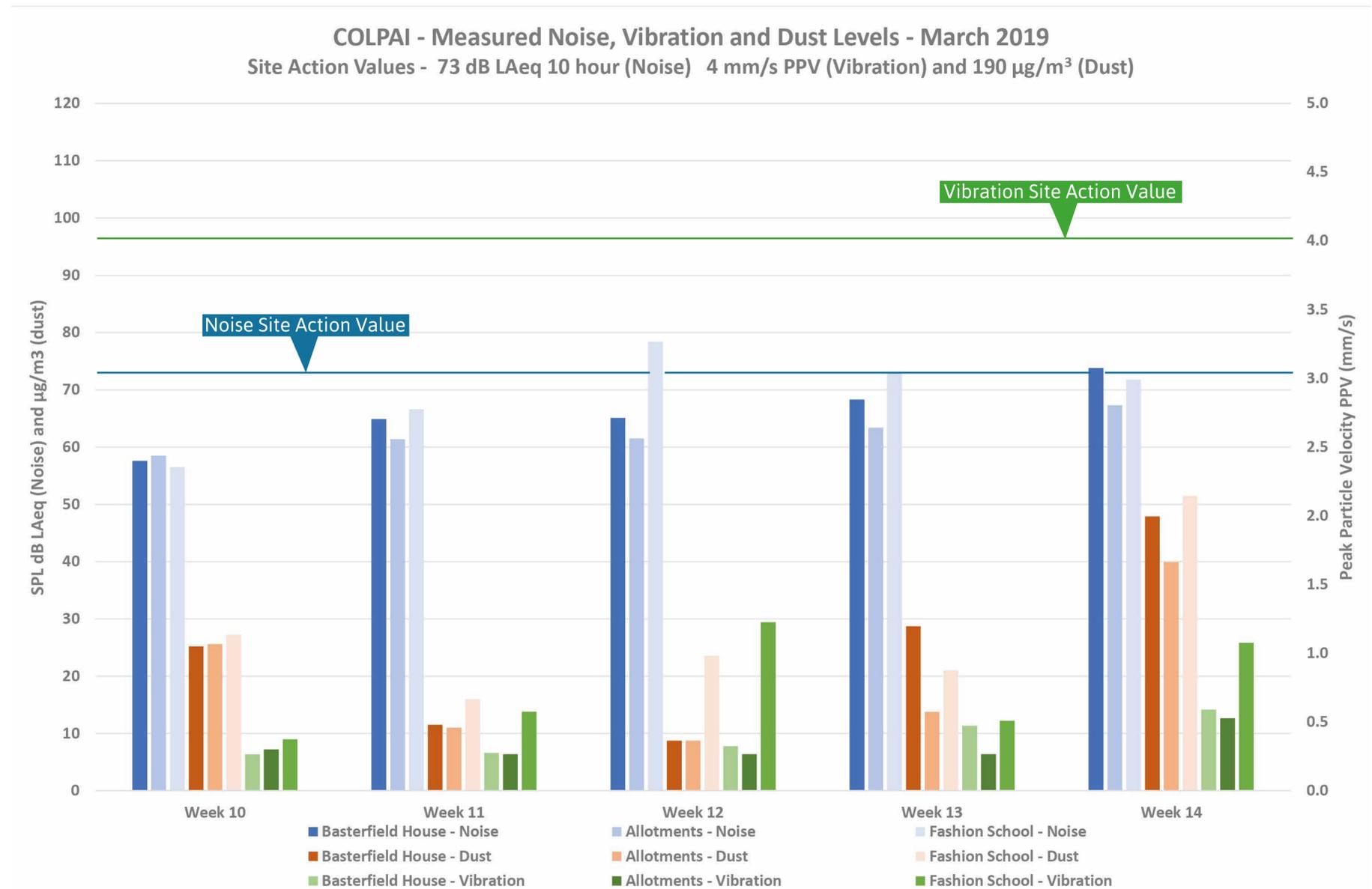
The monitors are set within acceptable tolerance levels and we endeavour, at all times to keep within the dust, noise and vibration control limits expected by the City Corporation and the London Borough of Islington. If any of the control limits are exceeded, the monitors will alert us to the fact so that early remedial action can be taken.

Results of the monitoring data is also available on our noticeboard on the site hoardings.

### Locations of Monitoring



### Last month's results:



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## MONTHLY LOOKAHEAD

The works currently taking place on-site are primarily groundworks, preparing the site for the new buildings. It is expected that up until May this year, works will be centred on site preparation, including groundworks, pile probing and piling.

We continue to remove the ground floor slab from the previous building on site. On completion of this activity we will remove the existing foundations, completing the demolition phase of the project with the exception of the existing substation.

### KEY DATES

#### Quarter 3 2018

Activity on-site begins and first phase of hoarding in place

2018  
2019

#### Quarter 4 2018

Soft strip and demolition commences

#### Quarter 2 2020

Anticipated school completion

2020

#### Quarter 2 2021

Anticipated residential completion

2021

### Works being undertaken this month:

- Continued removal of the party wall between Hatfield House and Baltic Street West
- Reduce level dig
- Area levelling
- Laying of piling mat
- Pile probing
- Removal of obstructions
- Demolition of existing slab.

### Piling

A Keller SF65 Piling Rig will be brought on-site to pile foundations for the new building.

We will be using a piling technique known as the CFA drilling technique. Continuous flight auger piles are constructed rotating an auger string into the ground by injecting concrete under a minimum pressure through the hollow stem of the auger. The soil is replaced with concrete in one continuous movement as the auger is withdrawn.



Image of a piling rig on a piling mat