



# 99 City Road

## Construction Working Group – November 2024

### Attendees:

- **Ross Lankshear (RL)**– Multiplex
- **Maria Fernández (MF)** – Multiplex
- **Max Speed (MS)** – Multiplex
- **Brett Lovegrove (BL)** – Salter Demolition
- **Bill Unwin (BU)** – Salter Demolition
- **Mark Harrison (MH)** – Kanda
- **Lucas Clark (LC)** – Kanda
  
- **Representative** of Central Foundation Boys School
- **Construction Impact Monitoring Officer** for Islington
- **Local resident** from Leonard Street
- **Local resident** from Bezier Apartments

### Meeting Recap

**MH** opened the meeting and thanked attendees for coming.

Project team members introduced themselves, and their respective companies.

### Presentation:

**RL** began the presentation, introducing Multiplex, their expertise and role in the development. He introduced the companies working on the project and gave an overview of the development. This covered the scheme's design, goals, benefits, and the indicative timeline of construction.

During the presentation, different members of the project team spoke regarding their specific expertise.



**BL** discussed Salter Demolitions involvement of the scheme, discussing the soft strip and demolition portions of the work.

**MS** covered the social values of Multiplex and the social goals of the project. These included:

- Continued involvement with the local community and Central Foundation Boys School, ensuring the community is kept involved throughout construction.
- Creating new jobs and economic growth.
- Creating an inclusive environment to support the mental and physical health of the community.
- Partnering with Islington Giving, a non-profit group dedicated to supporting the Islington community.

**MS** also covered the biodiversity aims of the development.

**RL** discussed construction logistics, particularly with regard to construction traffic.

**RL** informed attendees of the next steps, and how they could keep in touch with the team.

*The presentation from the meeting will be made available to view on the project website, [www.99cityroad.info](http://www.99cityroad.info).*

**Questions:**

**Officer:** What is the approximate timeline for the soft strip work?

- **BL:** Approximately 22 weeks, starting in December.

**Resident:** How will the increased height of the development effect overshadowing?

- **RL:** There will be some additional overshadowing, but we are working to minimise this impact.

**Resident:** When in the construction timeline should the most disruption be expected? Previous projects have resulted in years of disruption.

- **RL:** The demolition and ground floor work will likely be the most disruptive, but the team will ensure minimal disruption throughout the construction process.
- **Officer:** The council will ensure the use of “two-off, two-on” hours to separate “noisy” and “quieter” works. The hours in which “noisy” works take place can be moved to best fit the local area.

**CFBS Representative:** How will construction traffic be managed? I am particularly concerned about the impact on Cowper Street and the school.  
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- **RL:** The team are continuing to work with TfL to create traffic management solutions, utilising a “pitlane” solution on Old Street to ensure efficient movement of construction traffic and maintaining good traffic flow. In particular, the team will seek to minimise traffic on Cowper Street, given the health and safety concerns for students at the school. There will be a small amount of use on Cowper Street where necessary, but this would be kept to a minimum.

**Resident:** I am also concerned about Cowper Street, but I support the “pitlane” solution.

- **Officer:** Any breach of the traffic plans will be investigated by the council.
- **RL:** Transport for London (TfL) are also involved with these discussions, particularly to protect vulnerable users such as cyclists or pedestrians. We are using existing and proven techniques to manage the traffic.

**CFBS Representative:** What does the NABERS scale refer to?

- **MS:** The NABERS scale is used to measure the carbon produced by a building during its operation.

**CFBS Representative:** What does the WELL scale refer to?

- **MS:** WELL is used to measure how the building will affect the health and wellbeing of those using the building.

**Resident:** Can the council monitor noise, air quality and vibration levels?

- **Officer:** They can, and these will be regularly monitored. If levels are breached the team would be notified, and methods and hours of working would have to be changed to keep levels down.

**Resident:** I am glad these meetings will be quarterly to keep in contact.

- **RL:** We don't want there to be no communication between meetings, so please do get in touch between meetings with any concerns or grievances.

**Resident:** I think it is important to maintain green spaces.

- **MS:** The area is designated as an area that is in need of more green spaces, and we will work with community to try to improve this. There are opportunities for the use of green pathways and pocket parks in the future.

**Resident:** Will there be any works at the weekend?

- **RL:** Some weekend works may have to take place on occasion, but these would be limited to Saturday morning from 8am until 1pm for noisy works. No noisy works will take place on Sundays or Bank Holidays.



- **Officer:** I just want to note that the team could apply for a Section 61, which allows them to apply for additional work hours, but only for quiet works. This is a theoretical but may arise in the future. They cannot apply for noisy works hours under section 61. There will be multiple layers of oversight and scrutiny.

**Resident:** Will there be a more detailed version of the timeline available?

- **RL:** There will be, and we can get this sent to you.

**Actions:**

- Upload presentation to the project website
- Share meeting minutes with CWG members
- Share a detailed version of the construction timeline when available.