



MEETING MINUTES

Subject: Oval Village Community Liaison Group Meeting 2

Attendees:

Graham Cook	(GC)	Berkeley
Erin McDermott	(EM)	Berkeley
Edith Velasquez	(EV)	The Foundry
Graham Halsey	(GH)	Local Resident
Marcus Lyon	(ML)	The Glassworks
Marilyn Evers	(ME)	KPETRA
Alex Reuben	(AR)	Local Resident and founder of KAS
Laura Hensser	(LH)	Gasworks Gallery
David Henig	(DH)	Local Resident
Nick Dyson	(NY)	Local Resident

Apologies: James Young (JY)

MEETING 2 – 17th July 2019

Notes

Format of the meeting:

- a. *Key Construction & Progress Update (GC)*
- b. *Updating the Community – Our Strategy (EM)*
- c. *Community spaces/events (EM)*

Format of next meeting to undertake review and agreement/signature of previous minutes, following by registration for meeting.

Site Working Hours

DH asked whether there would be works undertaken on Sundays, works were noted on Tesco car park on a previous Sunday. ML noted TfL worked on Sundays.

GC clarified that the site working hours are 7:30am-6.30pm Monday to Friday and 8:00am-1pm Saturdays as per our planning conditions.

GC will act as key site contact. In the event there are any out of hours works GC will ensure suitable permits/community up-dates are issued. In the event of emergencies on site GC is best contact.

GC – The Gas Works not be starting previously stated due to a change in contractor. Works will not be starting until around late August. Further updates will be made ASAP.

Vauxhall Street Works

GC – works were started on Vauxhall Street with CVU, Lambeth Council's contractor. For reasons unknown the works were stopped by the Council. GC re-iterated that the works were approved by permit and in line with the CLP with no changes to that approved at committee.



ME stated that at the previous meeting the detail of the Vauxhall Street works was discussed and that works would be in accordance with the Construction Logistics Plan (CLP) approved at planning committee.

ME confirmed that the CLP indicates that the construction traffic enters the site at the north of Vauxhall street. GC confirmed this.

ME indicated that works along Vauxhall Street were being undertaken at the south of the street, which looked as though this was to facilitate construction egress onto Kennington Oval.

GC clarified that works were being undertaken in line with the approved CLP. The works were to facilitate the approved 2 way cycle lane. This followed much work with Lambeth, it was agreed this was a substantial safety benefit for the road. There was a significant design carried out with Lambeth where-by the current design was agreed. This is the safest way to segregate 2 way cycle traffic from construction vehicles.

ME had notified the local ward councillors of the concern of not working within the parameters of the CLP. ME agreed this was clarified within the CLG and ME would inform the ward councillors, while also noting any further concerns over the development such as the flower boxes being removed from Vauxhall Street.

GC confirmed that BH were happy to commit to provide planting to mitigate the loss of the planters and are liaising with Vauxhall One on this topic.

ME requested further detail on the road width. GC confirmed that the road width is c. 3m (this was checked after the CLG, the vehicle carriage width is 3m and the cycle width is 2m).

Kennington Lane Works and Tesco

GC explained detail of Kennington Lane works. TFL have approved the works, see attached drawing from the presentation for further detail.

ME requested the width of the pavement along Kennington Lane, this is a key route for Lillian Bayliss School. GC has since confirmed this is 2m

ML asked whether it was safe to have a bus stop neighbouring the pedestrian crossing. GC stated that the bus stop is outside The Pilgrim and the junction to Montford place divides the crossing from the bus stop. TFL have been involved in the necessary design approvals.

ML asked whether there was an entrance to the Tesco temporary store from Montford Place and whether there was a car park on site.

EM explained there was a car park for the temporary store of 63 spaces. There is no access from Montford Place to the store.

ME requested detail on how the Tesco deliveries will be made.

GC – Tesco deliveries will remain accessing from Vauxhall Street, they will egress onto the north of Montford Place and share this route with construction vehicles.

DH asked whether the bus shelter will be moved, how long it would be relocated for and whether the bus shelter will be.

GC explained that there will be a temporary bus stand outside The Pilgrim Pub on Kennington Lane, the permanent bus stop will be re-provided in approximate previous position on the completion of the Tesco store July 2021

GH asked where the Tesco shuttle bus will stop. BH to confirm



Oval Gas Works Site Works

GC provided detail on the gas holder works. A number of environmental questions were raised in relation to the gas holder demolition. GC gave an over-view and agreed to host a special meeting dedicated to this topic. BH have this as a top priority.

ME asked whether the details of the remediation could be found online and whether the EMPP can be found online.

ML explained that we should be following S64 process regarding contaminated land.

ME and ML noted concerns that residents are having neighbouring Southall Gas Works.

GC explained that Oval was a gas holder site, not a gas works like Southall. This means there is a significant reduction in contaminated ground, confirmed by the soil investigation carried out to date.

GC explained that further detail on the remediation process would be presented at the next CLG, and the contractor undertaking the works would present the methodology.

GC detailed that Berkeley have undertaken baseline monitoring on site prior to commencement. This will read any chemical presence in the air quality. This monitoring will occur throughout the remediation stage. The monitoring will not pick up on odour changes as a result of remediation.

ML discussed that when a meeting occurs with the contractor, Berkeley and the CLG should insist the EA, Lambeth and their consultants should attend. ML to discuss with contact at EA. GC noted that the EA will be invited but at this stage cannot confirm they will attend.

GH asked whether the sludge removed from the gas holders will be liquid or solid. GC explained it will be liquid that's removed and that the tanks will be bunded, so the sludge will not leak.

AR asked how stable the land is in this location, due to underground rivers. GC stated that the ground design has taken all factors into consideration by our specialist designers.

GC explained the detail of remediating the historic gas holder, located on the west of the Oval Gas Works site. To remediate this area it will be necessary to sheet pile. GC explained detail of sheet piling, ML noted noise and vibration concerns of piling.

Detail of sheet piling to be provided – later this year.

Construction Traffic

ML sought confirmation of the wider construction traffic route and where vehicles wait before gaining access to the site.

GC confirmed that this was all attached within the CLP.

GC confirmed that the reduced level dig will generate the largest number of vehicle movements, from circa November 2019 – November 2020

GC confirmed that traffic marshals will be in place at all vehicle movements.

Engagement

ML requested a stakeholder map of the attendees of the CLG. This will help to understand what areas are not represented. Berkeley to issue. ML noted concerns that there is still limited representation from the community. CLG can help to promote detail of group.



GH asked whether all the minutes and all documents can be provided on a sharefile. EM detailed that a dedicated website will be running shortly which will have all data discussed at CLG meetings available.

AR asked whether detail on apprenticeships programmes can be issued to the CLG. Berkeley to provide.

EM explained that Berkeley are to request whether it is possible to facilitate an engagement stand in the Tesco temporary store.

GH suggested hosting a stand at Oval Farmers Market to publicise CLG events and development works.

LH requested site visit. Berkeley to arrange date.

AR asked for details of MOWAT and link to the Foundry.

LH presented option for community space. Berkeley to email LH presentation to CLG.

AR noted that further local engagement should be included in the proposal.