KANDA

8 Eaton Lane Community Liaison Meeting Minutes |

13th January 2022 |

Attendees:

Teo Benea – Kanda Consulting (Chair)

(TB)

Ewen Puffett – CIT (EP)

Ian Mclellan – PDP London

(IM)

Ian Law – PDP London (IL)

Martyn Horne – Ardmore Group (MH)

David Hollick – Ardmore Group (DH)

Pedro Roos – PDP (PR)

The Goring Hotel: Michael Voigt (General Manager), Gary Humble (Building Manager), Justin Bottaro (Consultant), Howard Wright (Consultant), Michael and Susan Lenora.

Victoria Gardens Residents Association: Judith Mayhew Jonas.

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Minutes

1. Introduction

1.1. TB welcomed everyone and thanked the residents for attending.

1.2. EP provided a brief introduction on CIT and the project

1.3. Introductions to members of the project team were made.

2. Presentation

2.1. IL gave a presentation with an overview of the project.

3. Minutes / Actions

3.1 One resident asked if Eaton Lane will still be open to traffic or pedestrian only, as they were thinking in terms of long-term pressure of traffic on Victoria Square. **IM** confirmed that it is a public route.

3.2 The resident also asked about parking and mentioned that in a previous scheme the parking was breached and has led to pressure on Victoria Square, so will they be watching to ensure this does not happen with this scheme. **EP** confirmed that there will be no need for resident parking permits involved as part of this scheme due to planning conditions introduced in 2013.

3.3 There were also questions from a resident about how the noise from construction will be managed e.g., by acoustic sheeting. **MH** noted that the current proposal is that there will be an acoustic tunnel where all loading/unloading will take place and there will be an acoustic screen that will sit on top of the scaffold. Also, several noise/dust/vibration monitors will be placed in locations agreed with WCC.

3.4 A resident asked about the working hours for the construction activities. **MH** confirmed the working hours are as Westminster Working hours & additional restrictions on noisy and working hours.

3.5 A resident asked about vibration monitors and whether the team are planning to put vibration monitors in any of the houses in Victoria Square? **MH** at present plan for vibration monitors in the basements in two of the retail units and the basement in The Goring. However, the team would be happy to install additional vibration monitors in these residences if requested and if a suitable place for this can be agreed. **MH** to provide the CCS complaints scheme details in case residents have any complaints and would like to get in touch. **ACTION TB** to send this to residents.

3.6 **EP** added that the vibration anticipated by the 8 Eaton Lane development will not reach as far as the Victoria Square houses so there isn't deemed to be a need to do vibration monitoring in those parts due to the distance. However, he noted he would be happy to go back and talk to the engineers to get this re-confirmed and forward a note on this to the resident. **ACTION EP** to speak with engineers regarding their position on vibration and Victoria Square residences and **TB** to send this to the resident once resident has sent their details to project team email.

3.7 **TB** posted the project team email and dedicated project website URL in Zoom chat and encouraged residents to use these for project updates.

3.8 A resident asked about the expected timeline for the project to be completed, and **MH** answered that while not definite, the forecast for the main works to be completed is Q1 2024.

3.9 A resident had a question about the retail shops along Grosvenor Gardens and what these are expected to be, e.g., high end restaurants. **EP** answered that the team is looking at installing high quality retail and have spoken to Victoria BID group on what they would like to see to ensure the retail choices contribute positively to the local area.

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Action	Responsibility	Notes	Status
EP to confirm engineers view on vibrations and Victoria Square gardens and share these with Kanda/PS	CIT		Completed
Kanda to share engineers view on vibrations and Victoria Square residences with residents	Kanda		Completed
Kanda to share the CCS complaints scheme with residents	Kanda		Completed