

NATIVE LAND – JUDD STREET CONSTRUCTION COMMS MINUTES OF CLG MEETING

21 JULY 2025

The July meeting of the Judd Street CLG took place on Monday 21 July 2025 on Zoom.

1. Attendance

Panel

Anthony Duffy – J Coffey (AD)
Fred Keys – Third London Wall (FK)
Peter Lord – LCA (PL)

2. Construction updates

Upcoming key dates

- J. Coffey are currently forecasting the Christmas 2025/2026 closure dates as below.
- Full site closure 23/12/2025 at 18.00pm
- Site re-opens 02/01/2026 at 06.30am. (Site Works not starting until 08.00am).
- A further update will be provided to all parties six weeks in advance of the planned shutdown dates.

Work Activities completed to Date

- Hoarding installation on Judd Street & Hastings Street.
- Scaffolding Installation and removal to the full external to the external building façade.
- Piling installation through existing Basement slab.
- Formation of Openings within Structure for material movements.
- Existing plant Room Removal on Roof Level.
- Movement Monitoring Targets installed to adjacent properties.
- Temporary steel installation to form the building stability bracing.
- Removal of existing Concrete roof and steelwork.
- Demolition of Concrete slabs, brickwork wall removal and steel removal to levels B1, 00,01,02 & 03.
- New section of RC Basement slab that is also acting as the Tower crane base.
- Tower Crane Installation, (Installation was completed in one day, (01/03/2025)

Project images

- A series of recent site images were presented to CLG members, showing works currently undertaken at the various levels of the building, with one image for each floor, from basement to third floor.

Project look-ahead – Lower ground floor

- The formation of the new Lower Ground floor level works are in Progress, all areas in green as shown in the presentation are completed to date, this includes the Waterproofing drainage and new Concrete slab.



- The remaining work areas are in progress, with the expected completion date of the 08/08/2025 to complete all new foundation works within this level.

Project look-ahead – New concrete core

- The New concrete core build works are complete from lower ground to ground floor.
- The new Structural core build works are now progressing from ground floor-level 01.
- The structural Core works up to roof level are forecast to continue through January 2026.

Project look-ahead – Ground floor

- The new Basement to ground floor steel work and concrete works are in progress with the first steelwork sections and Concrete installed to the areas as shown in red below.
- The remaining work areas as shown in blue on slide 6 are in progress with the planned completion date on the 25/07/2025

Project look-ahead – New concrete core, Ground Floor to Level 1

- The new steelwork from ground floor –level 01 will commence on the 28/07/2025 to the areas as shown in blue on slide 7. These works are forecast to continue through to WC 25/08/2025.

3. Saturday working application

- J. Coffey will be submitting an application to Camden Council to seek approval to carry out Saturday working on the 105 Judd Street Project.
- The application will be requesting to carry out Saturday working from November 2025 through to February 2026.
- Where practical J. Coffey will endeavour to carry out all noisy activities during weekday working hours to reduce any impact of noise during the potential Saturday working periods.
- The proposed works to be undertaken on Saturdays during this period if approval is granted by Camden Council, are to form the new stair extension on the SE of the building from basement level – Roof level.
- The nature of works involved in the new stair extension will be-
- New foundation at basement level.
- New steelwork installation from basement level to level 6.
- New concrete staircase from level 03-roof level.
- Working hours proposed to be carried out during the period of Saturday working are 08.00am 13.00pm (unless advised otherwise by Camden Council).
- No deliveries at present are forecast to be undertaken during the period of proposed Saturday working.
- Tower crane will be operational during these period of works on a Saturday to assist in the build of the new staircase, all tower crane movements will be contained within the site boundary in line with the zoning currently in place.

4. Q&A

Imagery in project look-ahead slides

- In relation to the slide showing the ground floor, an attendee asked where the doors to the café were shown on the plans. AD explained that this was a technical drawing to show the construction works, rather than an architectural drawing indicating features, which the project team might be able to share separately.



- The attendee further asked for whom the displayed drawing was intended. AD answered that the drawing showed the construction works taking place.
- The attendee went on to question the relevance of the drawing to CLG members, and FK answered that it was to give attendees an update on works on site. The attendee responded that the drawing would be above many of the residents attending the meeting. PL suggested that the architectural elevations could be re-shared with the residents for reference.

Programme updates

- A resident pointed out that the upcoming dates slide suggested that J Coffey would not hand over to the second main contractor (McLaughlin and Harvey) in September, as originally advised. PL responded that the resident was correct in her assumption, and that AD would cover this point as part of the update on the Saturday Working Application. AD added at this point that he currently expected J Coffey's works to continue until February 2026, with period of transition to McLaughlin and Harvey expected to commence in January 2026.
- Later in the meeting, a different resident asked again about the programme and whether it had changed. PL agreed that this was correct, and mentioned AD and FK had already addressed this.

Relevance of Section 73 application

- A resident asked what relevance the ongoing Section 73 application had to the information being displayed (Slide 6) PL responded that the S73 application was not relevant to this particular slide, as AD was giving an update on the basement to ground floor steel and concrete works the J Coffey team is currently undertaking in this area, under the consented plans.

The purpose of the Saturday working application

- A resident asked why the Saturday working application was being made. AD responded that the staircase extension would have an impact on the programme on site, and the J Coffey team was preparing the Saturday working application in order to minimise the impact on the programme end date. FK added that the staircase change was mandated by the new building control officer.
- A resident asked where the staircase in question was located. AD indicated on the drawing that the staircase sits in the south west corner of the building, along Thanet Street. The present staircase reaches level three, but building control has now mandated that this extend to the rooftop level.
- A resident asked why this requirement was being discovered now. Did this indicate that the previous building control officer had made a mistake? FK responded that the previous designs had been signed off by building control, but that industry standards and practice in this area were evolving quickly.
- Later in the meeting, a resident asked if this was an additional staircase that was being introduced. PL and FK responded that this was an extension to the staircase in the SW corner of the building, as opposed to a new staircase. Another resident asked if this meant that the application was pre-emptive. AD responded that this was correct and the J Coffey team was trying to give residents as much warning as possible about the upcoming application, and allow as much time as possible to consider feedback.

Consultation on Saturday working application

- A resident asked why the residents had not been consulted on this, and why it was being presented as a *fait accompli*. PL responded that the information AD was presenting tonight was to be followed by a period of consultation where residents could share their feedback on the proposed application before it was submitted. AD added that he expected the Saturday working application to be submitted at the end of August or beginning of September. Between now and then, the team could respond to any comments and concerns raised by residents.



- The resident stated that the situation didn't feel like a consultation and repeated that the application was a *fait accompli*. PL clarified that AD was giving advanced warning, as he should under the terms of the CMP, that he intended to submit an application; that application has not yet been submitted. The resident expressed his view that this had not been clear enough from the information given so far.
- The resident went on to ask whether local residents had to approve the Saturday working application. PL responded that the residents did not have to approve it, but the consultation process would gather feedback on the proposed application from residents who had a valid interest in the project. The resident responded that the residents' valid interests were very different from those of the project team, and wanted to see those reflected. PL clarified that under the terms of the CMP, if J Coffey was giving advanced warning that an application for Saturday working was going to be submitted, providing residents with information about the expected contents of that application, and giving residents the chance to provide feedback. The decision to approve or not approve the application rests with Camden Council. AD added that the J Coffey didn't know whether the application would be approved, but that this was the starting point to discuss the application.
- Later in the meeting, the same resident expressed that J Coffey should agree its application with the residents before submitting it to the Council. PL responded that the process would be the same as with the Tower Crane installation, where resident feedback was received in advance of the application being submitted; in the case of the Tower Crane, this resulted in changes to that application, specifically around vehicle routing. The resident felt that this was not the same process, and PL suggested that the best way forward would be for the text of the CMP to be reshared with residents to provide absolute clarity.

Noisy works on Saturday

- A resident asked whether the Saturday works would in fact be noisier than AD had indicated, given that new steel work can be quite noisy. AD responded that the team was currently going through the design process, and exploring engineering solutions to minimise noise produced by these works. The resident followed up by saying that residents should be provided with that level of information. AD responded that these kinds of details could be provided as an update once the design process has concluded.

Apprenticeships

- A resident asked for an update on J Coffey's apprenticeships programme. AD responded that two young apprentices started with the project four weeks ago, in partnership with Euston Skills Centre. Work experience students would also be taken on over the summer. J Coffey would add this information to a forthcoming newsletter.

August meeting

- PL noted that there was no current plan to hold an August CLG meeting, in line with the past couple of years. A resident asked that an August meeting be held, especially with the Section 73 application still under consideration. PL said that dates would be discussed with FK and AD and the team would come back to residents with arrangements for an August meeting. FK added that an August meeting could be held but that the Section 73 application is not within the remit of the CLG which is intended to discuss construction works on site.

Meeting records

- A resident asked about whether the meeting was being recorded. PL responded that the meeting was being recorded; as usual this was purely for record keeping and the recording would not be shared with any third parties, nor would any resident's personal information or comments be



made public. A resident asked if the minutes would be added to the website as usual and PL confirmed this would indeed happen.

Meeting closed at 18:45

END

JuddStreet.CLGMinutes.25.07.21

