

NATIVE LAND – JUDD STREET CONSTRUCTION COMMS
MINUTES OF CLG MEETING
19 AUGUST 2025

The August meeting of the Judd Street CLG took place on Tuesday 19 August 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

- The site will be shut down for the August bank holiday. The site will shut from Friday 22 August, and will re-open on Tuesday 26 August.
- 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.

Section 106 Obligations

To date J. Coffey has carried out the following:

- Two workshops have taken place at Euston Skills centre, where personnel who reside in the borough of Camden were invited to attend and register interest with J. Coffey to potentially work on the 105 Judd street Project.
- One on-site workshop (1 day) for interested personnel, this has led to J. Coffey employing two people full time on the project who will be enrolled on a carpentry formwork apprenticeship.
- Work Experience for two people was carried out in July 2025. Following the work experience, J Coffey has employed two of the work experience candidates, one is working full time within our sustainability department, (not site based) while the other is working full time on the 105 Judd street site as a junior civil engineer.
- Further Work experience is planned to take place in September 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, from basement to level 3, with one image for each floor.

Project look-ahead – Lower ground floor

- The formation of the new Lower Ground floor level works are in progress, this includes the waterproofing drainage and new concrete slab.



- Current Works ongoing are the above ground waterproofing to the existing walls, these are forecast to continue through to end of September 2025.

Project look-ahead – New concrete core

- The New concrete core build works are complete from lower ground to level 01
- The new Structural core build works are now progressing from level 01-02.
- The structural Core works up to roof level are forecast to continue through to January 2026.

Project look-ahead – Ground floor

- The new Basement to ground floor steel work and concrete works are completed with the first steelwork sections and Concrete installed.
- The remaining work areas as shown in blue are to commence from October 2025.

Project look-ahead – New concrete core, Ground Floor to Level 2

- The new steelwork from ground floor–level 01 commenced on the 28/07/2025. These works are forecast to continue through to WE 29/08/2025 with concrete installed to the level 1 slab.
- On completion of level 1 concrete installation, works will therefore commence with steelwork installation level 1-2 from WC 01/09/2025.

3. Saturday working application

Summary of application

- J. Coffey plans to submit 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 13th September 2025 through to 14th February 2026.
- The current planned date for the application submittal is the 29/08/2025.
- Working hours proposed to be carried out during the period of Saturday working are 08.00am-13.00pm (unless advised otherwise by Camden Council), the times noted are the standard Camden borough times for Saturday works, we will make a note within the application based on feedback for a start time of 09.00am.
- J. Coffey will also implement a two week notice period for any works that may be planned to be carried out on a Saturday during the date periods noted above.
- At present the tower crane is planned to be operational during this period of works on a Saturday to assist in the build of the Structure, all tower crane movements will be contained within the site boundary in line with the zoning currently in place.

Next Steps

- J. Coffey is currently working in collaboration with Native Land to review the proposed Saturday working strategy taking into consideration the feedback from the local residents. (i.e.-feasibility of reducing noisy working periods on a Saturday and for any noisy works to be carried out during weekday hours and the potential for working alternative Saturdays to reduce the impact to the local neighbours.)
- J. Coffey will issue a special Saturday working newsletter prior to submission of the application to all parties as soon as reasonably practical following the ongoing discussions with Native Land, this will set out the agreed timings, rules on working and mitigation measures



4. Q&A

Imagery in project look-ahead slides

- A resident asked why the details of the café were not included in the images. AD responded that the technical drawings were for the J Coffey construction team, and wouldn't contain fit-out details of café equipment.
- Residents requested information about some of the details included in the technical drawings. AD explained that this was a technical drawing for the construction teams and much of the information was not relevant to the residents. A resident asked why this level of detail was in the drawings if it wasn't relevant.
- A resident asked if the drawings included within the presentation could be shared with CLG members. FK stated that he was unclear why residents would require this level of detail. The resident requested that it be provided anyway.

Noise impacts

- A resident asked about noise impacts, especially from the opening in the south of the wall. AD responded that level 1 would be complete from the end of w/c 25/8/25, after which the team would be able to construct noise mitigations in this area. AD emphasised that reducing noise through this gap was a priority for the J Coffey team.
- Another resident asked if some baffling material could be suspended in the gap. The first resident noted that J Coffey had done this, but it didn't fully prevent noise in this area.

J Coffey staff arrival

- A resident commented that when J Coffey staff arrived early on site, they congregated in the area closest to party wall neighbours on the Judd Street side. AD commented that while he didn't want staff congregating on the street, he would explore introducing a break-out area within the building, but away from the party wall, as well as locking the area closest to the party wall so it couldn't be used early in the morning.

Gap between hoardings and Judd Street railings

- A resident commented that there was a gap between the hoardings and the railings of her house on Judd Street. Debris was visible behind the hoardings and the resident asked whether the gap could be closed. AD confirmed that he was happy to instal some netting here to prevent rubbish being thrown in, provided the resident didn't mind this being attached to her railings.

Construction newsletters

- An attendee commented that the newsletters were typically sent every two weeks, but the forecast vehicle movements were in two-week periods. AD responded that there had been some inconsistencies with the frequency of newsletters, but these would revert to a fortnightly newsletter.

Construction traffic

- An attendee asked about construction traffic impact, especially around the vehicle movements and whether there had been any over-runs. AD responded that there had been no over-runs.
- A resident asked whether construction vehicles enter from the Euston Road. AD responded that vehicles drive along Judd Street heading towards Euston Road.
- A resident commented that the traffic marshals on site were very alert and effective and there had not been significant problems with traffic. Another attendee noted that the pit lane was also kept very clean



Saturday working application

- A resident commented that it appeared the programme slippage was the result of J Coffey's work, and it seemed unfair that the repercussions of this should be Saturday working, which would impact residents. AD expressed his understanding of the disruption this would cause to residents, but noted that the proposed Saturday working would help to reduce the extension of the project end-date and consequent extended disruption to residents.
- A resident stated that personally she would prefer a longer total period of disruption over noisy work on Saturdays.
- A resident asked in the spirit of community liaison that notice be given of weekends when work is planned, should the application be approved. AD noted that he and J Coffey team were continuing to review feedback and reduce the impact on residents as best practical. He emphasised that at this stage he was presenting the outline approach, which would be refined according to the feedback from residents.

Next steps on Saturday working application

- A resident commented that there was not much time between the submission of the application on 29 August and the intended start of Saturday working on 13 September. AD emphasised that these were the planned dates, but they may change. Camden Council requires ten days' notice of the intended Saturday working, and J Coffey was allowing sufficient time to consider the feedback and to complete the process with Camden Council.
- PL noted that the team was requesting written feedback on the Saturday working application by Tuesday 26 August.
- A resident asked whether the team was only taking comments and objections from now, or whether all feedback received to date would count towards the application. PL responded that all feedback was being considered on an on-going basis, and would be collated as part of the preparation of the application.

Meeting closed at 19:07

END

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