

Philip Elliott

From: Mark Thirkell
Sent: 29 March 2023 11:31
To: Philip Elliott
Cc: Frank Daly
Subject: FW: Ashley and Cannons - Notes from yesterday's meeting with Haringey re Land transfer and options for loading and unloading construction vehicles at Cannons factory
Attachments: 70100691-SK-TP-02-TR02_P01.pdf; 70100691-SK-TP-02-P01.pdf; 70100691-SK-TP-02-TR01_P01.pdf

Hi Philip

Below is a summary of the key areas discussed between LBH and Hill regarding the AHCF sites. I checked with Dana earlier and he advised that this was a fair summary of the points discussed and agreed.

Regards

Mark

From: Paul Carter <PaulCarter@hill.co.uk>
Sent: Wednesday, March 29, 2023 8:24 AM
To: Dana Rasheed <Dana.Rasheed@haringey.gov.uk>; Frank Daly <Frank.Daly@haringey.gov.uk>; Mark Thirkell <Mark.Thirkell@haringey.gov.uk>
Cc: Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Liam Norris <lnorris@calfordseaden.com>; X034 Ashely and Cannon <x034ashelyandcannon@hill.co.uk>
Subject: Ashley and Cannons - Notes from yesterday's meeting with Haringey re Land transfer and options for loading and unloading construction vehicles at Cannons factory

All ,
Please see notes below and actions from yesterday's meeting

Land transfer at front of Ashley house

LBH require the land transfer to be completed to allow removal of Railings, gates and wall and also the reduce dig of the land being transferred including manhole covers etc by 15/5/2023.

Options to facilitate are

1. Transfer the land and LBH carry out the works
2. Transfer the land and LBH instruct NHG , who in turn instruct Hill to carry out the works

Actions

LBH to seek advice if the land transfer will negate the Ashley contamination planning condition to allow the ground to be broken before the condition is cleared
LBH to confirm if the pavement can be closed to allow works to be carried out
NHG to confirm ownership of sheet piles on Left hand side boundary
NHG to consider what options works best for them

HNG to get Watermans to advise on all Manhole in transferred land as to whether they will be made redundant in new scheme and or need to retained
Hill to review manhole as per the above and price work if required and once scope is known

Land Transfer to Cannon Factory / Ashley road

LBH want Land transfer to take place ASAP to secure the land to complete the Public works , although not programmed until September.

Discussions we had regarding the need for a Hoarding/ scaffold licence for the demolition and main works once the land is transferred. Currently not licence would be needed if the demolition had been able to start as previously planned .

Action

NHG and LBH need to agree on some wording that allows for a scaffold/Hoarding licence to be granted to all the demolition and main scaffolding

Loading and unloading construction delivery vehicles at Cannons factory

Hill tabled a set of plans showing a temporary slip lane / loading bay constructed on Burdock road with a swept path of both a large ridged and Low loader lorry .Whilst not totally agreed it was thought to be the best option although LBH requested the following be taken into consideration for further review

Action – Hill /WSP

- Loading bay to be constructed closer to the building to allow off loading by crane without encroaching on to Burdock road
- Can the slip lane work and still keep a realigned foot path open between the scaffolding and the loading bay
- If the above isn't feasible could a gantry be formed to allow pedestrians to walk below
- Could a foot path be opened only during school opening and closing hours and the entrance to the site be closed during these times to negate any interface with delivery vehicles or forklifts
- Propose alternative pedestrian routes for when the footpath is closed and crossing points on Ashley road and Burdock road

LBH to review not constructing the new curb line on the junction of Ashley and Burdock road to allow more space for construction traffic turning right

DHN works - Action

LBH have instructed their solicitor to commence the legal agreement for the transfer of materials to Ashley Compound, Dana to chase them up.

Regards

Paul Carter
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