125 SHAFTESBURY AVENUE

Construction Working Group (CWG) Meeting #1

Date: 25th September 2025
Start: 6:00 pm
End: 7:05 pm
Location: The Phoenix Garden, 21 Stacey Street, WC2H 8DG

AGENDA

Item no.	Topic	Time	Lead
1	**Introduction** a) Welcome b) Introduction to the project team c) Introduction to members d) Introduction to the proposals e) Purpose of the CWG	18:00 – 18:10	CWG Chair / EDGE
2	**Project milestones**	18:10 – 18:20	B&CO
3	**Current site activity**	18:20 – 18:30	JF Hunt
4	**Draft Demolition Management Plan**	18:30 - 19:00	JF Hunt
5	**Next steps** a) Regularity of future meetings b) CWG format	19:00 – 19:05	CWG Chair
Project team: • EDGE – Developer for the site • B&CO – Project manager • Kanda – Community engagement team • John F Hunt – Enabling Works Contractor			

Contact details

If you have any concerns about the works, please don't hesitate to get in contact with PJ in the first instance:

- Patrick O'Connor (PJ) – Patrick.oconnor@johnfhunt.co.uk or 07525 888493

In PJ's absence, you can also speak to Troy using the following details:

- Troy Robertson – troy.robertson@johnfhunt.co.uk or 079740 36863

If you have any questions about the Construction Working Group, please contact Kanda via 125shaftesburyavenue@kandaconsulting.co.uk or 020 3900 3676.

125 SHAFTESBURY AVENUE

MINUTES – 25/09/25

Item	Notes & Minutes
Attendance:	Project team attendance: • David Barnby (DB) – Senior Development Manager, EDGE • Seb Brettell (SB) – Project Director, B&CO • Patrick O'Connor (PJ) – Project Manager, JF Hunt • Troy Robertson (TR) – Project Director, JF Hunt • Richard Pye (RP) – JF Hunt • Jasmine Ruhiu (JR) – CWG Chair, Kanda Consulting • Lucas Clark (LC) - Account Executive, Kanda Consulting
1. Introduction	**Notes** **1.1** JR welcomed attendees and initiated introductions around the table and online. Attendees included members of the project team and local residents. **1.2** JR discussed the purpose of the meeting and the role that the CWG will play going forward. **1.3** DB explained the consented scheme. **1.4** A resident enquired about pedestrian safety during construction specifically regarding schoolchildren. PJ noted that the contractors will manage traffic and construction safety. It was noted that construction vehicles would be monitored by traffic marshals to ensure safety. On-site banksman would also help with pedestrian safety. PJ noted he would explore whether he could delay deliveries outside of the 7:45 – 8:00 window when children are on their way to school. **1.5** A resident asked about the security of the new pedestrian route at night. DB clarified that this would be gated, with 24 hour security presence, in addition to improved lighting. **1.6** A residents asked about EDGE's experience managing anti-social behaviour. DB shared EDGE's experience securing sites during construction and during operation. SB noted that they were in discussions with security specialists and that Camden's Designing out Crime Team were consulted on the designs.
2. Project Milestones	**2.1** JR discussed the purpose of the meeting and the role that the CWG will play going forward. **2.2** SB outlined the project milestones and what will be covered as part of the initial enabling works.

	2.3	SB also noted that the project team has been in discussions with neighbouring developments. He noted that we are further along with the process than them and don't expect any of the works at Savill Theatre to begin until early 2026. We will continue to liaise with them going forward to ensure that deliveries and activities are coordinated where possible to minimise impact on residents and neighbouring businesses.
	2.4	A resident noted they could currently hear some of the soft strip works taking place. Another resident asked about dust protection on site and the potential impact on neighbours. PJ clarified that on-site protection was in place as a precaution for workers, but that there was no asbestos or hazardous material on site which could cause issues for neighbours.
	2.5	One resident asked about plans for compensation for residents affected by the high volume of construction projects in the area. JR clarified that the team could not speak to the disruption caused by the other schemes and could not affect those teams' actions beyond being aware of the timeline of the scheme. Another residents asked about the potential for residents' windows to be upgraded to mitigate noise. DB noted that the team would go away and consider what additional noise mitigations could be implemented.
	2.6	There was a discussion about previous consultation on the scheme, and the invitation process for the Construction Working Group. Another resident noted that they had been engaged in the consultation process and were made aware of the first CWG meeting. JR clarified that we intend for this to be the first of many discussions about construction as we move through the programme, and that we intend to keep an open dialogue with residents about the works.
3. Current site activity	**3.1**	PJ encourage residents to contact him about any concerns they may have about the enabling works. He is always willing to have a cup of tea and a chat if they want to pop into the site office.
	3.2	PJ talked through the current works taking place on the site, and the mitigation measures that are in place. He noted that they were working within the noise and vibration measures set by Camden Council, and that they were legally obligated to keep under the maximum limits.
	3.3	A resident asked about on-site working hours. PJ clarified that these were Monday to Friday 8am to 6pm, and Saturdays from 10am to 1pm. He noted that for this phase of works they would have a schedule of 2 hours on and 2 hours off for noisy works. It was also confirmed that he didn't expect works to

	take place on Saturday's, other than in exceptional circumstances such as when there are crane deliveries and scaffold works on the public footpaths, which would be communicated to residents in advance.
4. Draft Demolition Management Plan	**4.1** PJ talked through the schedule of works which would take place, including site logistics and mitigation strategies.

Works	Methodology	Programme
Soft Strip Works	• Removal of all floor finishes and furniture • Removal of all ceiling and above ceiling fixtures. • Removal of all non loading walls and partitions including doors.	• August 2025 - December 2025
Decladding & Dismantling	• Windows removed. • Floors crane used to lift brick window panel back on to floor plate. • Existing panels are precast and bolt back to building. We are reversing the procedure of installation. • Panel will be broken up on floor and removed via hoist to ground level • Secondary columns secured via push pulls ready for removal.	• February 2026 - May 2026
Floor Removal	• Holes cored in existing floor • Floor crane holes floor panels through cored holes • Floor cut with wire saw from below. • Once cut floor is lifted up and back onto floor for Processing.	• February 2026 - May 2026

4.2 PJ explained the arrangements for vehicle access and the layout of the site hoardings and covered pedestrian walkways which will be installed in October.

4.3 A resident asked about how they were managing hoarding on Shaftesbury Avenue due to the council's plans to install a cycle lane in December. SB noted that they were in discussions with Camden about whether this work could be delayed.

4.4 A resident asked about mitigating the presence of anti-social behaviour around the hoardings. PJ noted that there would be lighting and CCTV, and will try to allow gaps in the covered walkways to support natural surveillance.

4.5 One resident asked about the impact of the temporary works on lightwells. PJ noted that this was being considered and that mitigation would be implemented to tackle the loss of light and impact on basements.

4.6 The Phoenix Theatre noted our inclusion of a quiet period around their matinee hours, and that these are usually on a Friday. PJ noted that noisy works would be stopped during these hours.

4.7 A residents raised concerns about vibrations resulting from construction work. Another resident noted the potential impact on neighbouring flats, particularly those at Trentishoe Mansions. PJ clarified that piling works would be taking place, but these would be minimal. SB noted that there would be a

	full assessment ahead of works taking place and throughout to ensure that neighbouring buildings condition would be captured. SB also noted that no damage to neighbouring buildings was expected, and vibrations would be monitored closely as required by Camden.. PJ shared that neighbours could speak to him if they had any concerns. **4.8** One resident asked if there were plans for the respective construction teams to work together to meet with residents. DB confirmed there were ongoing discussions with other sites, noting that we are the only site set to start works imminently, but that we will work to coordinate where possible.
5. Next steps	**5.1** JR thanked residents for joining us and for their participation. It was confirmed that once a main contractor has been appointed we will organise a meeting to introduce them and their programme of works. **5.2** It was agreed that meetings would be held quarterly, and that we would aim to host the next one in January 2026 following the festive period. The group also confirmed they would like meetings to remain in-person, but with a hybrid option for those who can't join in-person.

Action Points:

- *Kanda to ensure all interested residents are included in the mailing list.*
- *Kanda to circulate contact details for JF Hunt*
- *Kanda to circulate presentation slides and minutes with attendees.*
- *The next CWG meeting will take place in early January 2026.*