



Art'otel, Hoxton

Considerate Constructors and Neighbourhood Coordination Group Meeting 2

Thursday 6 December 2018 6:30pm – 8:00pm

Suite 16 (Eastside Educational Trust)

Perseverance Works, 37 Hackney Road, Shoreditch, London E2 7NX

Attendees:

Terry Morris (TM) GC Project Management

Sophie Ingham Clark (SIC) Your Shout

Neil Thomas (NT) 10 - 12 Rivington Street

TM and SIC introduced the meeting and its purpose to listen to local people about their concerns and answer any questions they may have about the demolition and construction of the Art'otel.

Questions and Answers

NT explained his concerns about the noise on site. TM said that the working hours on site are 8am – 6pm Mon-Fri and 8am-1pm on Saturday with no works carried out on Sundays or on Public Holidays without prior arrangement. There will be no work/noise on site outside of these hours. TM said that demolition is the noisiest stage of work and is expected to take 4 months.

The next phase of work will be the piling and this will be done by using a rotary drilling rig. Which will be not as noisy but more a constant grinding noise while drilling.

Noise will also come from the vehicle movements in and out of the site; however this will not be particularly noticeable as there is already a high level of traffic noise in area.

TM explained that there is also noise and vibration monitoring equipment on site



and as soon as the noise or vibrations reach their peak limit all work has to stop and cannot restart until they can reduce the noise/vibrations.

TM went on to explain the programme of works for the next few months. In the middle of January the contractor for the demolition will be starting on site. They will set up the welfare facilities, and the hoarding will go up. Soft strip of the existing buildings will then take place. Early February will see the demolition of the existing building. The main work this involves is the safe removal of the Banksy artwork. The preparation for this will take approximately 6 – 8 weeks.

NT asked about the level of dust that the site will generate and if it will affect neighbouring buildings. TM explained that there will be machines in place to dampen down the dust. There will also be monitoring equipment on the hoardings to monitor the dust release. Messages will be sent to all those on site alerting them if dust levels become too high.

NT asked how long the works are expected to take. TM said that the construction will take 3 years. It will take 2 years to construct the building and 1 year to complete the internal fit out.

TM also explained how the Banksy artwork that is being removed will be relocated in the hotel's art gallery. They are also reaching out to other local artists to exhibit work in their gallery including the involvement of Global Street Art. NT suggested another local artist we should get in touch with and offered to send their details over to us.

NT asked how tall the building will be. TM explained that it will be 26 storeys tall, however will be 29 storeys in total as there are three basement levels. TM went to explain what was located on each floor; explaining that there will be a prominent entrance with a restaurant and outdoor seating at street level.

Next meeting

The next meeting will take place in early February 2019. All those who have signed up to be members of the Considerate Constructors and Neighbourhood Coordination Group will be notified in advance.