



## Art'otel, Hoxton

### Considerate Contractors and Neighbourhood Coordination Group Meeting

Thursday 20 September 2018 6:30pm – 8:00pm

Suite 16 (Eastside Educational Trust)

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

#### Attendees:

James Anderson (JA)	Rusupo
Terry Morris (TM)	GC Project Management
Sophie Ingham Clark (SIC)	Your Shout
James Stell (JS)	Business owner – 1 Bath Place, Rivington Street

## 1.0 Introductions

SIC welcomed JS and introduced the team.

SIC is from Your Shout who is handling the consultation between the local community and project team.

TM is from GC project management and will oversee the demolition of the existing structure and the construction of the Art'otel on behalf of the owner Aspirations Ltd.

JA is from Rusupo and is the developer of the site.

## 2.0 Purpose of the Group

SIC explained that the purpose of the Considerate Contractors and Neighbourhood Coordination Group is to facilitate a forum for open discussion on matters concerning construction. The group will meet every two months to speak with the project team and ask any questions they may have regarding construction on site.



TM explained that they had recently hand delivered the considerate contractors letter to neighbours. Letters will be delivered on a monthly basis to update neighbours on progress and future works on site. Details such as working hours and contact details are included in the letters.

SIC also explained that there is a website [www.artotelconstruction.co.uk](http://www.artotelconstruction.co.uk) where updates on what's happening on site will be continually added.

### 3.0 Scheme progress

TM explained that site investigation works are ongoing on site; which comprise of trial pits to establish the foundation levels of the sites neighbouring buildings. This will be complete in the next couple of weeks.

### 4.0 Programme

TM explained that following the site investigation works it will be quiet on site until around December when mobilisation for demolition starts. This will involve the setting up of hoarding and scaffolding around the existing building. The actual demolition of the buildings will commence in January 2019 and will take around three months. TM explained that the demolition will take three months due to the careful removal of the Banksy artwork on a two storey wall.

Following demolition, piling works will start around the perimeter and core; this is expected to last around five months.

### 5.0 Questions

JS asked where the offices are located within the new building. TM and JA explained that the offices will be located up to the 2<sup>nd</sup> floor in the 'wings' of the building and from the 2<sup>nd</sup> floor to the 6<sup>th</sup> floor in the tower, using the site plan to explain.

In regards to noise from site TM and JA explained that noise cannot exceed 85 decibels at the boundary and throughout the site. Noise monitoring equipment has



been installed at various locations around the boundary to read the noise levels. If the noise exceeds 85 decibels an alarm will be sent to mobile phones of all those on site alerting them that they are above noise restricted levels and work has to stop immediately. Following this a review has to take place in order for works to recommence at a lower noise level.

TM also explained that there will be no road closures over the three years of construction. Only vehicles 5 tonnes or under will be able to go down Rivington Street due to the tight turn. Access will be from Rivington Street through the existing gates; vehicles will also exit from these gates and onto Great Eastern Street during demolition. During construction vehicles will access the site through the Rivington Street gates and will exit through the gates onto Old Street. It was emphasised that all traffic movements in and out of site will be safely controlled.

TM also explained that there will be approximately three cranes located on site during construction.

## 6.0 Next meeting

The next meeting will take place in late November/early December before demolition set up starts on site. All those who have signed up to be members of the Considerate Constructors and Neighbourhood Coordination Group will be notified in advance.