

Grove End Gardens Residents Association

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Penthouse Development 2 Mitigation Proposals

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10-Oct-2018 Draft 2 – Incorporating response column from Gary Medazoumian, CEO, Grove End Housing Limited.

Contents

1	Background.....	3
2	Working practices	3
3	Personnel.....	5
4	Design.....	5
5	Garden	6
6	Parking.....	7
7	Lifts	7
8	Miscellaneous	9

Abbreviations:

GEGRA	Grove End Gardens Residents Association
GEHL	Grove End Housing Limited
WCC	Westminster City Council

1 Background

This document sets out various mitigation proposals that should address residents' concerns and some of the issues that occurred during the last development. Many of these proposals can be adopted at zero or little cost and really what is needed is a sense of understanding for the reasonable concerns of residents.

It is entirely reasonable for residents to be worried about their homes, unless they are given adequate reassurances. If they are worried, they are very likely to fight the proposals. Unfortunately, no meaningful attempt has been made thus far to understand residents' concerns and provide reassurances and, unless this changes it is likely that residents will object en masse to WCC.

Given the experiences of the first penthouse development, to be reassured residents are going to need to be given firm commitments, not the expression of aspirations.

This document is a work in progress and changes may be required as a greater understanding of the issues and the proposals is gained.

2 Working practices

<ul style="list-style-type: none">• Step-free pedestrian access will be maintained into the block at Grove End Road.	At this stage it is anticipated that step-free pedestrian access into the block will be maintained at Grove End Road.
<ul style="list-style-type: none">• Vehicle access will be maintained into the forecourt at Grove End Road.	There may be short periods when the forecourt needs to be closed but GEHL will ensure that these are kept to an absolute minimum, only in exceptional circumstances, and that residents are given plenty of notice.
<ul style="list-style-type: none">• No Saturday works allowed.	Agreed
<ul style="list-style-type: none">• Warnings to be given of any particularly noise works, such as rooftop concrete demolition. If possible can a quiet flat be offered at the Abbey Road end of the building as a refuge?	GEHL can provide a quiet space (possibly in Abbey Road reception) for residents during the day when noisy works are being carried out.

<ul style="list-style-type: none">• Amenities will be handed back as soon as possible (last time some in the project team didn't want amenities handed back until the entire development had been completed and signed off).	Agreed
<ul style="list-style-type: none">• That any scaffolding will be alarmed and screened.	Agreed. The scaffolding will be alarmed with suitable screening.
<ul style="list-style-type: none">• That waste will be covered from view and removed no less than by each weekend.	Agreed. It is inevitable that there will be a small compound, but it may be impractical to put a "lid" on it to screen what is inside. Skips will be filled during the day and once filled they will be replaced with empty ones. Skips will be covered overnight.
<ul style="list-style-type: none">• That materials will be covered from view.	Agreed
<ul style="list-style-type: none">• That materials and waste stored on the roof will be secured to ensure safety and to reduce the likelihood of fragments falling down onto the existing block.	Agreed
<ul style="list-style-type: none">• That demolition on the roof will be tented to reduce the likelihood of dust falling down onto the existing block.	Agreed
<ul style="list-style-type: none">• That existing flats' windows and cills will be cleaned at the end of the project and before the new flats are allowed to be occupied if this is sooner.	Agreed

3 Personnel	
<ul style="list-style-type: none">• A banksman to ensure safety of residents around construction vehicles.	It is envisaged that the volume of traffic will not be sufficient to warrant a full time banksman. The contractor will be responsible for all construction vehicle movements to ensure the safety of residents. However, if necessary GEHL will ensure that all commercial vehicle movements are coordinated by a banksman to ensure the safety of residents.
<ul style="list-style-type: none">• One point of contact if residents are in difficulty due to the works.	Agreed
<ul style="list-style-type: none">• Any time spent by service charge personnel on non-service charge matters is time-sheeted so there is transparency and all costs reimbursed.	Agreed
4 Design	
<ul style="list-style-type: none">• We are unsure what the development will look like from Grove End Road because the first two pages of visualisations in 4.10 of the Design & Access Statement show the penthouse behind full leaf trees that obscure the extension. We would like to clarify this.	Due to the large setback the extension will not be visible over the façade from the Grove End Road forecourt.
<ul style="list-style-type: none">• We are unsure whether it is the intention to adapt roof level pipework and whether this may impact existing flats. There have been mixed messages. We may need reassurances in this area as similar adaptations to enable the first penthouse development damaged the reliability of plumbing to flats in certain stacks.	At this stage, there is no intention to adapt the roof level pipework. As explained, the new penthouses will be on top of a service void that will house the existing pipes, unlike penthouses P703 and P706 in phase one.

<ul style="list-style-type: none"> There is concern that the east-facing small balconies will overlook existing flats bedrooms and so to maintain their current privacy we would like to ensure that there is a condition preventing the balcony use as was agreed in the first penthouse development. The large front balcony isn't a concern as it doesn't overlook existing flats. 	<p>Please see attached the 3D terrace viewpoints.</p>
<ul style="list-style-type: none"> We are concerned that the solar panels should not be for the benefit of the new penthouse flats as we don't want the penthouse tenants to be given access or rights to the communal roof. Any solar panels should be the preserve of the freeholder or the service charge but not individual lessees. 	<p>As explained, the solar panels are required on grounds of sustainability and energy efficiency and the planners require the beneficiary of the energy to be the proposed penthouses. The residents of the penthouses will not require or have access to the roof. Only authorised and appropriately trained personnel will be given access to the roof for maintenance of the solar panels on an as required basis. All such personnel will require authorisation from the block management before accessing the roof.</p>
<ul style="list-style-type: none"> That all exhaust ventilation will continue to be routed to above roof level. 	<p>Agreed</p>
<p>5 Garden</p>	
<ul style="list-style-type: none"> The main garden and the church side garden will not be affected by the development 	<p>The gardens will not be affected by the development but may be used occasionally by contractors. GEHL will ensure that use of these areas is minimised.</p>
<ul style="list-style-type: none"> Any damage to the pond side garden or the forecourt planting will be made good at the earliest opportunity and no later than the end of the project. 	<p>Agreed</p>

6 Parking	
<ul style="list-style-type: none">The two new penthouse flats will each be allocated one space in the underground car park. A planning condition be agreed along the lines of that for the first penthouse development that ensures the penthouse flats are not allowed to use the Grove End Road forecourt parking.	GEHL will support a planning condition along the lines of that for the first phase.
<ul style="list-style-type: none">The forecourt will be reinstated after the development at no cost to the service charge with a material that is no less durable than tarmac or the Abbey Road pavers.	The Grove End Road forecourt will be reinstated with materials to match the existing or the Abbey Road pavers at no cost to the service charge.
7 Lifts	
Given that lift 4 is the only large lift suitable for wheelchairs and pushchairs and given that it will be taken out of service to replaced and that in the future it will service an additional floor, we are looking for the following commitments:	
<ul style="list-style-type: none">That the pond lift swing doors will be replaced with automated sliding doors, thereby giving the building an additional wheelchair suitable lift. This must be done before Lift 4 is compromised.	Agreed, subject to full investigation and structural and a lift engineers' advice.
<ul style="list-style-type: none">That the new Lift 4 be quicker than the existing to make up for the additional floor's demand.	Agreed, subject to full investigation and structural and a lift engineers' advice

<ul style="list-style-type: none">• That Lift 3 should be increased in size if this is possible and that the possibilities should be explained during statutory consultation so that people have a clear understanding of the effects of the development	Agreed, subject to full investigation and a lift engineers' advice
That generally the new Lifts 3 and 4 must:	
<ul style="list-style-type: none">• Continue to operate in concert (nearest lift attends) as they do now.	Agreed
<ul style="list-style-type: none">• Continue to have upward and downward landing calling buttons so lifts only stop when travelling in the desired direction as they do now.	Agreed
<ul style="list-style-type: none">• Continue to have indicators on each landing that state which floor each lift is located at	Agreed
<ul style="list-style-type: none">• Continue to have flat numbers engraved beside the buttons as they do now.	Agreed
<ul style="list-style-type: none">• Continue to have an emergency telephone facility as they do now.	Agreed
<ul style="list-style-type: none">• Continue to provide finishes that are as durable as currently. The existing lifts have scratch resistant stainless steel and glass interiors.	Agreed
<ul style="list-style-type: none">• Not offer priority to the new penthouse flats.	Agreed

<h2>8 Miscellaneous</h2>	
<ul style="list-style-type: none"> • That lessees and regulated tenants will be compensated for the inconvenience of the development in the form of a service charge subsidy. This will be payable six-monthly in advance from commencement until completion of the construction and will be a sum amounting to 20% of the average of the previous three full years' annual service charge contributions for their particular flat. 	<p>At this stage GEHL cannot commit to a general service charge subsidy as the full effects of the development on any amenities and the planning conditions that the Council will impose are unknown. Once we have obtained planning and discussed the detailed plan with the developer, we will present the form and timing of the compensation payment to GEGRA.</p>
<ul style="list-style-type: none"> ○ Commencement will be defined as from when the contractors are present on site. 	
<ul style="list-style-type: none"> ○ Completion will be defined as being the latest of: 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ the return of the completed lifts and car parking 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ the end of works outside of the normal contractor hours (i.e. 09:00-13:00 and 14:00-17:30) 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ discharge of any planning conditions 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ removal of scaffolding and any edge-protection 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ removal of any static skips or waste management facilities from communal areas 	
<ul style="list-style-type: none"> • The new flats will not be occupied until the lifts and forecourt parking is handed back. 	<p>It is likely that the Council will apply a condition as they did for the first phase which GEHL will support.</p>
<ul style="list-style-type: none"> • An additional recycling bin will be obtained. There is space for this. The current provision is already overused and won't accommodate further flats. 	<p>Agreed. GEHL will look into creating additional recycling bin ahead of the proposed development. Consideration will also be given to build an enclosure or screen the bins from view.</p>

<ul style="list-style-type: none">• That all flats adjacent to any development will be have condition surveys prior to works commencing.	GEHL will ensure that the contractor applies the correct procedures by recording the condition of flats affected by the development (to be defined) so that any changes can be identified on completion of the works.
<ul style="list-style-type: none">• That GEGRA will be invited to join a Penthouse Liaison Group (PLG) which will meet throughout the project. That PLG will be conducted openly and that a single register of project risks, issues requiring resolution and snagging be maintained and available to PLG members.	Agreed
<ul style="list-style-type: none">• That GEGRA will be consulted with meaningfully regarding any changes to the planning proposals.	Agreed.
<ul style="list-style-type: none">• TV – That the current service will not be interrupted by the development, other than perhaps for an hour or two if the equipment needs moving.	GEHL will look into a plan as a matter of priority to see if the existing old equipment can be moved without any disruption.
<ul style="list-style-type: none">• Any damage to the block or its grounds will be made good at the earliest opportunity and no later than the end of the project.	As with adjacent flats (see above) GEHL will ensure that the correct procedures are undertaken to record the condition of the building and the grounds before the commencement of the works so that any changes can be identified on completion of the works.