



Meeting Note

Bankside Yards West Community Meeting

Monday 19th February 2024, 6pm – 7pm

Templars Suite, Novotel London Blackfriars, 46 Blackfriars Rd, London SE1 8NZ

Attendees

- 4 local residents
- SM – Stewart McLean, Multiplex
- WAE - Waldemar Alvarez Enriquez, Multiplex
- JP – Joshua Prior, Multiplex
- EM – Eleanor Monk, Kanda Consulting
- EB – Emily Badra, Kanda Consulting

Presentation from Multiplex

The meeting began with Multiplex presenting an update on Bankside Yards West, including progress to date, upcoming works, social value and community benefits programme.

Points of particular interest included:

- Weekend works with an early morning start will be required over 3 weekends this year to incrementally climb the tower crane.
- Multiplex hopes to start work construction on building 1 in late 2024. As Building 1 is significantly lower in height, it will be a relatively quick build in comparison to Building 2 and as such, this timeline would align the completion of buildings 1 and 2 together in mid-late 2026.
- Multiplex has also carried out work on several arches, installing a public walkway, shop fit outs and frontages.

Questions

- Is the Arbour Building fully let?
- Does Native Land have a letting agent?
- Is there more piling to do?
 - Western Yards piling complete, piling rigs will return in future to carry out piling on Eastern Yards.



- What are the holes in the deck on the Eastern Yards for?
 - To trigger consent to start.
- Has Building 2 changed in response to Grenfell?
 - Yes, an apartment was removed on each floor to allow for the inclusion of a second stair core.
- Will the building's internal fit out start while work is still underway?
 - Yes, this is the case.
- With the Western and Eastern Yards building developed separately, will the same, combined servicing strategy still be applied?
 - Yes, these services will run below one of the arches and this has already been established.
- It looks as though deliveries to site will continue via Hopton Street. Is there any plan to receive from Blackfriars Street?
 - Deliveries and vehicles visiting the site travel through a one-way system, entering from Hopton Street and existing via Blackfriars Road.
 - We intend to retain this transport route around the site as we continue works in the western yard and will continue to access the site from Hopton Street when work starts on the Eastern Yards.
- Residents acknowledge that there has been an improvement to the early morning noise from around Hopton Street in recent months, however on some occasions - usually Saturdays - the noise disruption is disappointing.
 - Multiplex encouraged residents to call security immediately in these instances.