

MINUTES



Date: 16 February 2026

Time: 16.30 17.30

Attendees:

Becky Elms	Redwood
Charles Walford (CW)	Stanhope
Darren Warrington (DW)	Francis Crick Institute
David Demolder (DD)	Mace Stakeholder Management
David J Carter (DC)	Mace Project Manager
David Height	Mitsui Fudosan
David Redfern (DR)	Mace Construction Lead
Diana Foster	A space for us People's Museum (joined item 6)
Jamal Mohamed (JM)	British Library
Nick Jarman	Stanhope
Samantha Lane (SL)	St Pancras Chambers Apartment
Sarah Wright (SW)	Mace Social Value Lead
Slaney Devlin (SD)	Somers Town Neighbourhood Forum
Tania Jacobs (TJ)	Levita House

Apologies:

Ann Stannard	Ossulston Street TRA
Ema Howling (EH)	Somers Town Neighbourhood Forum
Graham Barter (GB)	Mace Project Director
Javier Calderon (JC)	Somers Town Gallery
Jim Allen (JiA)	St Pancras Hotel
Jodie Allen (JoA)	STCA/Living Centre
John Wood	Walker House TRA
Paul Stelmaszczyk (PS)	Redwood
Salima Abdallah (SA)	British Library
Samata Khatoon (SK)	LB Camden Councillor
Shah Miah	LB Camden Councillor
Tuwahid Uddin (TU)	LB Camden CMP Enforcement Officer

Circulation (above plus):

British Library Extension website	www.blextension.co.uk
Edmund Frondigoun	LB Camden Councillor
Jay Newton	HS1
Pelham Walker	HS1

Item	
Apologies for absence	
1.1	The group noted the apologies for absence.

Introductions and membership	
2.1	DD welcomed new members to the meeting and asked the group to introduce themselves.
2.2	It was noted that the group was not a substitute for wider engagement by Mace. Although it was anticipated members would share information with the organisations they represented, Mace would also host drop-ins and events and circulate newsletters, notifications and use noticeboards as well as the project website.
2.3	The group heard that the first two meetings were designed to run through Mace's planned construction approach and arrangements as set out in the Construction Management Plan. This would be done through the use of images and plans to bring the words to life. Members would be invited to make comments and ask questions. These would be noted in a Log and answers would be provided in the meetings or afterwards. Mace would consider if changes to the details of its plan are needed or if it needs to provide additional information/clarifications.
2.4	Subsequent regular meetings of the group would be to ensure that Mace is complying with the plan. Members would also be briefed on up-coming works as well as any complaints or enquiries or triggering of noise or air quality monitoring equipment and the plans to prevent repeats of these.
Minutes of the last meeting	
3.1	The group AGREED the minutes of the January meeting.
3.2	It was noted that the minutes, presentation slides and other papers from the January meeting would now be uploaded to the British Library Extension website www.blextension.co.uk to make them available to all.
3.3	Following a discussion it was agreed that future draft minutes and papers would be uploaded to the British Library Extension website when they were circulated to members rather than wait until the next meeting. The minutes would be marked as draft to make it clear they were still subject to agreement by the group.
Chair	
4.1	Following a discussion it was AGREED that DD would facilitate this second meeting pending the appointment of a chair. There were no objections this approach.
4.2	SL and TJ said they might be interested in chairing the group's meetings. As SL would be away at the next meeting DD would be in touch with them both outside of the meeting to discuss this.
Site context	
5.1	For the benefit of new members DR gave a briefing on the construction site and its relationship with surrounding buildings. He also gave a high level summary of the works programme.

5.2	In response to a question NJ confirmed that Mace's current scope was to build the shell and core of the new building. The contract to fit out the space was yet to be placed although Mace could bid to do this should it wish. JM added that although Mace's current works were planned to be completed in April 2031 the opening date for the extension was yet to be confirmed.
Construction Management Plan briefing	
6.1	DC gave a briefing on the remaining sections of the Construction Management Plan. This included site access points, vehicle/pedestrian/cyclist safety measures (which would apply to all vehicles over 3.5t), vehicle access and egress routes and unloading.
6.2	It was noted that the primary access point would be on Midland Road although different gates would be used during different phases of the project. The access and egress routes had been chosen to avoid schools and non-trunk roads. Access to the Midland Road entrance from the south would be routed up York Way and Goods Way.
6.3	Discussions were ongoing with LB Camden officers about how the project would seek to minimise the impact of its deliveries during the 08.00-09.30 morning peak. All vehicles would be unloaded within the site and would be the subject of a booking in system for delivery slots as well as holding areas away from the site during busier times/if they arrived in the area early.
6.4	DR briefed the group on Mace's plans for its site accommodation. As previously explained initially this would be provided by Midland Road but this would be in the way of construction activities after May 2027. In order to avoid using Ossulston Street as a regular egress route it was necessary to ensure that articulated vehicles can turn within the site and egress via Midland Road. In order to achieve this and allow for construction activities it was necessary to position the second phase site accommodation from May 2027 either above the Ossulston Street eastern pavement or on it.
6.5	The presentation slides included a rudimentary visualisation of the site accommodation building as an indication. It was noted that any windows would have obscured glass to prevent overlooking or privacy issues. The building would provide benefits in terms of screening from noise and dust for residents on the western side of the street. Towards the end of Mace's works (August 2030) the building would be removed and welfare and offices provided temporarily within the new British Library Extension building.
6.5	The advantages of the site accommodation building on a gantry above the pavement were to continue to allow pedestrian access and most of the existing car parking spaces to continue to be used. A potential disadvantage is the use of the covered space created for rough sleeping and anti-social behaviour.
6.6	If the site accommodation building were to be built on the pavement up to six parking spaces would have to be closed to allow a temporary pedestrian route to be provided on the existing roadway. This would be protected from traffic by barriers and be accessible.

6.7	Following a discussion the group noted the importance of minimising the use of Ossulston Street for site traffic. However, although the end state for the extension would result in six car parking spaces being lost, concern was expressed about bringing that impact forward. TJ relayed that there was currently a lack of spaces and recent works in the area had impacted her ability to access her car and spaces. SD pointed out that any changes needed to be considered in the light of other planned changes to parking in the area such as the pedestrianisation of Pheonix Road and making Chalton Street south bound only.
6.8	ACTION 33: The group asked that further consideration be given to car parking spaces to see if there are any alternatives or options to mitigate the loss in the local area from the second phase site accommodation.
6.9	DC briefed the group on the plans to install and record background levels for noise, vibration, air quality and electromagnetic interference. LB Camden would determine what are acceptable levels and Mace's monitoring equipment would be set to be triggered to avoid these being exceeded. Three months of monitoring was being undertaken to establish baselines for the area. SD asked what was being monitored for air quality and DC confirmed this was PM10 and PM2.5.
	DC confirmed that night work was not planned other than for deliveries of abnormal loads which TfL would not permit during the day.
6.10	TJ asked how works with other contractors in the area would be coordinated following her recent experience of having her car blocked in. DR confirmed that Mace would coordinate with all contractors working on the British Library Extension from now on. ACTION 34: NJ invited residents to share past experiences of problems caused by construction in the area to help the British Library Extension project avoid them in the future.
6.11	SL asked why there was no monitoring equipment along the Midland Road boundary. DC confirmed that this was planned and would be added to the slides before circulation after the meeting.
6.12	DD updated that the Log of comments on the Construction Management Plan would be submitted with the plan to LB Camden in early March. This would ensure officers are aware of the comments, questions and concerns of local interested parties when considering the proposed arrangements. Members were therefore asked to provide any further initial comments on the Construction Management Plan by 20 February (to david.demolder@macegroup.com). The Log would continue to be updated at future meetings until the end of the project.
Works update	
7.1	DR gave a refresher briefing on the planned activities on site in 2026. DW pointed out that trial holes adjacent to the Francis Crick Institute did not take place in January. DR agreed and explained to the group the need for the trials to assess the impact of noise, electromagnetic interference and vibration on the Institute and existing Library building.
7.2	DR updated that following the installation of the hoarding on Dangoor Walk through access would be restricted during gas deliveries (twice per week) and a pedestrian diversion put in place.

7.3	ACTION 35: DF expressed concern about the potential for light pollution from the site and hoardings as she had had problems in the past. DR reassured her that measures would be in place for lighting not to be pointed at neighbouring buildings and for them to switch off when no movement was detected. DF also asked that regular notifications be sent to residents on Ossulston Street to ensure they are informed in advance about the works
7.4	DF also asked that regular notifications be sent to residents on Ossulston Street to ensure they are informed in advance about the works. DD confirmed that this would be done.
7.5	TJ asked that the group be provided with a copy of the environmental management plan and social value management plans for the scheme. DD suggested that group members may find a summary of each more accessible but TJ asked that she be provided with full copies. SW confirmed that the Social Value Plan is not yet completed. She also asked, noting that the primary purpose of the group was review of the Construction Management Plan, that regular updates on social value and environmental management be given at future meetings. Action 36: Mace to investigate what social value and environmental management plans can be shared with the group.
Any other business	
8.1	The minutes and Log would be circulated next week.
8.2	The next meeting would be held on Monday 16 March at 16.30.
8.3	DD thanked everyone for giving up their time to attend and closed the meeting.