

# MINUTES



**Date:** 16 March 2026

**Time:** 16.30 17.30

## Attendees:

Becky Elms (BE)	Redwood
Charles Walford (CW)	Stanhope
Darren Warrington (DW)	Francis Crick Institute
David Demolder (DD) (minutes)	Mace Stakeholder Management
David J Carter (DJC)	Mace Project Manager
David Redfern (DR)	Mace Construction Lead
Debbie Cracknell (DCr)	Redwood
Graham Barter (GB)	Mace Project Director
Javier Calderon (JC)	Somers Town Gallery
Jim Allen (JiA)	St Pancras Hotel
Jodie Allen (JoA)	STCA/Living Centre
Nick Jarman (NJ)	Stanhope
Paul Stelmaszczyk (PS)	Redwood
Samantha Lane (SL) (Chair)	St Pancras Chambers Apartment
Sarah Wright (SW)	Mace Social Value Lead
Tania Jacobs (TJ)	Levita House
Tuwahid Uddin (TU) via Teams	LB Camden CMP Enforcement Officer

## Apologies:

Ann Stannard (AS)	Ossulston Street TRA
David Height (DH)	Mitsui Fudosan
Slaney Devlin (SD)	Somers Town Neighbourhood Forum

## Circulation (above plus):

British Library Extension website	<a href="http://www.blextension.co.uk">www.blextension.co.uk</a>
Diana Foster (DF)	A space for us People's Museum (joined item 6)
Edmund Frondigoun (EF)	LB Camden Councillor
Ema Howling (EH)	Somers Town Neighbourhood Forum
Jamal Mohamed (JM)	British Library
Jay Newton (JN)	HS1
John Wood (JW)	Walker House TRA
Pelham Walker (PW)	HS1
Samata Khatoon (SK)	LB Camden Councillor
Shah Miah (SM)	LB Camden Councillor

Item	
<b>Apologies for absence</b>	
1.1	The group noted the apologies for absence.

<b>Introductions</b>	
2.1	DD welcomed new members to the meeting and asked attendees to introduce themselves.
2.2	The group heard that the first two meetings had been held to run through Mace's planned construction approach and arrangements as set out in the Construction Management Plan. This had been done through the use of images and plans. Comments and questions raised had been noted in a Log and had resulted in updates to the Construction Management Plan.
2.3	Subsequent regular meetings of the group would be to ensure that Mace is complying with the plan. Members would also be briefed on upcoming 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.
<b>Minutes of the last meeting</b>	
3.2	The minutes, presentation slides and other papers from the February meeting had been uploaded to the British Library extension website <a href="http://www.blextension.co.uk">www.blextension.co.uk</a> .
<b>Chair</b>	
4.1	SL confirmed she would be happy to chair meetings of the group and TJ agreed to deputise for her. There were no objections and the group thanked SL and TJ for agreeing to chair.
<b>Site context</b>	
5.1	GB gave a refresher briefing on the construction site context and its relationship with surrounding buildings. He also gave a high-level summary of the works programme.
<b>Construction Management Plan status</b>	
6.1	GB confirmed that the Construction Management Plan had now been submitted to LB Camden. The comments and questions of the group had been recorded in the Comments Log and where appropriate the plan had been updated to reflect these. The Comments Log and submitted Construction Management Plan had been circulated with the papers for the meeting.
6.2	<p>Questions and comments:</p> <p>Q: TJ asked what works are currently underway. A: GB responded that trial works were underway to assess noise and vibration levels associated with certain activities. In addition, the site had been cleared, and hoarding works were about to commence.</p> <p>Q: SL asked if the results of the monitoring of trial works could be shared. A: GB replied they had been below trigger levels and could be shared [some results had been shared on meeting slides 13 and 15].</p> <p>Q: TJ asked if information about social value could also be shared. A: SW responded that this could in due course. Although Mace's internal documents were now completed, the framework was still being agreed. It was expected that jobs would start to become available from August/September and there</p>

	<p>was a requirement that these be shared via the Euston Skills Centre. C: JoA offered to share roles via the Living Centre Jobs Hub too as this would be a good way to let local people know about them. SW could get in touch through her.</p>
<p><b>Site accommodation update</b></p>	
6.3	<p>GB updated that at the last meeting the idea of siting the phase two accommodation on the eastern pavement of Ossulston Street had been raised. At the meeting, members had expressed concern about this as it would result in up to six car parking spaces being lost. He confirmed that following a review it had been identified that the accommodation could be sited further east allowing the pavement to remain open (but narrowed) and car parking spaces to remain in use.</p>
6.4	<p>Questions and comments:  Q: TJ asked if it was possible to reduce the expected long-term loss of spaces expected once the extension is opened. A: GB replied that it was not possible to say at this stage as no further work had been done to look at this.</p>
<p><b>Current activities</b></p>	
7.0	<p>GB gave an overview of the upcoming works using the previously circulated slides. These provided an overview of 2026 as well as month by month plans for March through to May. It was noted that a works notice had been circulated letting people know about hoarding works. DR explained these would necessitate the temporary closure of Dangoor Walk during the works. Also, as the hoarding would be sited within the existing fence line, access through the gas delivery area would have to be suspended during deliveries – this would be three times per week and a diversion via Brill Place would be provided. DR also briefed the meeting that the 36tn excavator which had been used on site would be removed early on Saturday morning exiting the site north up Midland Road under traffic management arrangements.</p>
7.1	<p>DJC briefed the meeting on the monitoring that was underway to create a baseline of readings for air quality and noise. He explained that a complaint about vibration had been received and shared the details of this as well as the readings from the noise and vibration monitors on that day. In both cases the trigger levels had not been exceeded but it was recognised that the resident had felt concerned enough to complain.</p>
7.2	<p>Comments and questions:  Q: JC asked if the project team were planning to commission an artist to provide work for the hoarding. A: CW explained that the hoarding would be treated in two phases. The first phase (for about 12-18 months) would see the hoardings painted and display key information about the development and site health and safety. This would include removal of the Library’s billboard on Midland Road, a replacement for which will need to be accommodated within that section of hoardings. Taking this approach would give time for a longer-term scheme to be properly explored and developed and for all the community to express their interest in contributing to this. A: JC was very disappointed by this and felt people were not being listened to. In the past he has suggested ideas to the Francis Crick Institute to team artists up with</p>

scientists. JC raised that the local community should not just have to put up with the works they should be able to benefit from the opportunities they present.

C: TJ expressed the view that the hoarding graphics should be part of the social value plan. A: NJ explained that it was planned that the community would be invited to express their interest in working with us on a co-creation project for phase 2 of the hoardings.

Q: JC asked if it was planned for the extension to provide a community garden. A: CW confirmed it was and that this would be co-designed with the community.

C: JoA said that it was important for opportunities to be shared with the community and not involving them in the phase one hoardings was missing a quick win.

C: SL asked CW to take the feelings expressed in the meeting back to the British Library. A: CW agreed to do so and at future meetings he would ask that opportunities for community involvement be included on future CWG agendas and regular briefings be provided. The project was funding social housing, a community engagement manager as well as providing jobs and training and business opportunities. A briefing on these would be provided at the next meeting.

*Post-meeting note:*

- *The interim phase hoardings are being erected between March and June 2026 and are expected to be up for between 12-24 months. There are three sections: Midland Road, Dangoor Walk and Ossulston Street.*
- *Midland Road requires six gates for different stages of construction access. This leaves limited lengths of frontage, which need to accommodate replacement signage for the Library's current exhibition billboard (which is being removed in June), as well as information about the development and site health and safety. On Ossulston Street the site accommodation will form an edge to the construction site for the first 30m south from Dangoor Walk, so will not be usable.*
- *Initially the Library expects to provide a simple design for the sections of hoardings that are accessible during this interim period, and these will go up from around late June once all the hoardings will have been installed. This will provide key information about the project to update local residents, workers and Library users about what's happening at the site to answer questions that people are likely to ask once the hoardings go up and construction starts.*
- *This interim phase will then give the Library and SMBL time to formally gather interest from the community for more creative uses of the available sections of hoardings in the longer-term phase two. We know that many local people may like to work with us on a co-creation project, and we would like to do this fairly and openly to give everyone a chance to express their interest. The interim phase will also give us time to fully explore ideas and execute the final route to the best possible standards to ensure that the co-creation is a positive addition to the local area.*
- *Further plans for phase two will be shared at the next meeting.*

<b>Any other business</b>	
8.1	The minutes and Log would be circulated next week.
8.2	The next meeting would be held on Monday 20 April at 16.30.
8.3	SL thanked everyone for giving up their time to attend and closed the meeting.

DRAFT