

Astir Living & A2Dominion Group
156 West End Lane, West Hampstead

COMMUNITY WORKING GROUP MINUTES

Produced by Silver
Zoom Virtual Meeting
5th January 2022 at 17:00

ATTENDEES

Janet Grauberg (JG)	Local Resident
Juliet Simmons (JS)	Local Resident
Joann Akomolafe (JA)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Brandon Shad (BS)	Astir Living Limited
Mario Budwig (MB)	Local Resident
Patrick O'Callaghan (PO)	Local Resident
Ian Ferrie (IF)	Local Resident
Bridget Dunne (BD)	Local Resident
CLlr Richard Olszewski (RO)	London Borough of Camden (LBC)
Allen Gillespie (AG)	London Borough of Camden
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Ian Rolt (IR)	A2Dominion Developments (A2DD)
Maria Cunnea (MC)	Henry Construction (HCL)
Dillon Bourke (DB)	Silver (Slv)

		ACTION
1.0	INTRODUCTION / MATTERS ARISING	
1.1	Maria Cunnea (MC) provided a welcome reintroduction to the Community Working Group, acknowledging that, due to circumstances relating to COVID-19 and associated Government advice, the Community Working Group (CWG) meetings will continue to be held via a virtual Meeting in the interim.	Note
1.2	Reference was made to previous minute item 1.2, with it being acknowledged that there were no issues relating to site security over the Xmas break. It was also advised that CCTV is in the process of being installed and is due to be completed w/c 4 th January 2022.	Note
1.3	Reference was made to previous minute item 1.2.1, with MC to seek an update on the proposals for enhanced security by the electrical substation by Canterbury Mansions and circulate accordingly.	HCL
1.4	Reference was made to previous minute item 1.4, with IF previously noting a provision within the ACCON UK 'Technical Note in Respect of Best Practice Mitigation of Dust', which offers the cleaning of dust from local buildings by the Contractor. HCL to obtain clarification on this point and advise the CWG.	HCL
1.5	Reference was made to previous minute item 1.5, in particular the delays to the West Block piling due to obstructions encountered in the ground. It was advised that the piling rig is scheduled to return to site week commencing 17 th January 2022, with a slight delay to piling works expected as a result.	Note

2.0 OPEN FORUM

2.1 Concerns were raised on the traffic management and additional vehicles accessing and egressing site, with the Local Residents contending that they were not consulted on the additional vehicles and that Donoghue vehicles had been accessing site before 9:00. Note

It was advised that the CMP is a live document and can be amended on an ongoing basis, with the additional vehicles having been deemed acceptable by LB Camden transport officers. Note

It was confirmed that the Donoghue vehicles accessing site before 9:00 would be reviewed, however the concrete delivery vehicles will continue to access the site before this time in order to meet programme requirements. HCL

Post meeting note:

The CMP (Rev 1.6 updated 7 Dec 21, Section 19) states that “vehicles may be permitted to arrive at site at 8:00am if they can be accommodated on site. Where this is the case they must then wait with their engines switched off” and goes on to confirm “concrete deliveries between 08:00 and 18:00 Monday to Friday, with an allowance of up to four vehicles between 08:00 and 09:30 and 16:30 to 18:00”

HCL to liaise with Donoghue and Cappagh waste management to ensure their drivers are informed that there should be no waiting on West End Lane and any vehicles arriving before 09:30 will be permitted in to the site but held until 09:30 with their engines switched off.

2.2 JA requested confirmation of the timings for the project and whether there would be phasing of the completion. The anticipated Practical Completion Date was confirmed to be scheduled for July 2023 and there is not envisaged to be any phasing of the completion. Note

2.3 JG requested that a sign is placed advising that Potteries Path remains open to the general public. HCL to action. HCL

2.4 The Local Residents requested that the response times to queries raised improves going forward. HCL to action. HCL

2.5 JG requested clearer signage and contact information on the site hoarding. It was advised that the branding to the hoarding will include such and that this was imminent. HCL

2.6 TV requested an update to the remaining demolition works to the lean-to structure. The meeting was advised that that scaffolding (on the site side) is due to be installed week commencing 4th January 2022. Demolition of this structure is anticipated to be completed within 2-3 weeks of the scaffolding going up. Note

Post meeting note:

Erection of the scaffolding to the Lymington Rd boundary being reviewed and potentially moved to w/c 17 January

2.7 JG requested advanced notice when anticipated noisy works are due to occur and special reference be included within the weekly schedule of works that is circulated to the Local Residents. HCL to action where possible going forward. HCL

2.8 It was advised that a truck had been observed reversing into the site, allegedly contrary to the Construction Management Plan. The meeting was advised that the reversing may have been necessary to limit disruption on West End Lane, however this shall be reviewed and mitigated where possible. It was also confirmed to the meeting that an additional traffic marshal would be provided. Note

Post meeting note:

The CMP (Rev 1.6 updated 7 Dec 21, Section 20) states that *“Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications for directing large vehicles when reversing....”*. It is noteworthy that reversing is thus permitted under the CMP but HCL will minimise such reversing wherever practicable.

2.9 Concerns were raised on the adequacy of the traffic marshalling on site. HCL to review their provisions and increase if required. HCL

2.10 BD requested that concerns around vehicle movements adjacent to the Northern boundary with the Lymington Road properties be minuted and requested confirmation that working hours will be observed for vehicle movements in close proximity to neighbours’ gardens. Note

Post meeting note:

The site logistics plans within the CMP (Rev 1.6 updated 7 Dec 21, Section 20) confirms that site access and egress for Stages 3, 4 & 5 of the construction will be to the northern end of the site frontage on West End Lane. From this stage of the development vehicle movements will be along the northern part of the site. Stage 3 is East Block construction and Piling and Stage 4 is West Block Piling. It is likely that HCL will continue to use the Southern-most access (the current access) during the early stages of the West Block piling, commencing late January and enduring for six weeks, thus vehicle movements along the Northern boundary will be limited for the immediate future.

2.11 IF requested that any responses to individual emails to HCL are responded to not individually, but to the wider CWG. The meeting was informed that this would be adopted provided such emails are copied to the wider CWG when submitted to HCL. HCL

3.0 NEXT COMMUNITY WORKING GROUP

3.1 **2nd February 2022 at 17:00**, to be held via Zoom, with a link to be sent accordingly. It was noted that the preference is to continue to hold these meetings via Zoom. HCL