

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

**COMMUNITY WORKING GROUP MINUTES**

Produced by Silver  
Zoom Virtual Meeting  
2<sup>nd</sup> March 2022 at 17:00

**ATTENDEES**

Janet Grauberg (JG)	Local Resident (LR)
Juliet Simmons (JS)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Sharon Hardwick (SH)	Local Resident
Danielle Shoemark (DS)	Local Resident
Bridget Dunne (BD)	Local Resident
Ian Ferrie (IF)	Local Resident
Cllr Nazma Rahman (NR)	London Borough of Camden (LBC)
Cllr Peter Taheri (PT)	London Borough of Camden
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Adam Stewart (AS)	Henry Construction (HCL)
Maria Cunnea (MC)	Henry Construction
Dillon Bourke (DB)	Silver (Slv)

**APOLOGIES**

Alan Gillespie	London Borough of Camden (LBC)
----------------	--------------------------------

		<b>ACTION</b>
<b>1.0</b>	<b>INTRODUCTION / MATTERS ARISING</b>	
1.1	Maria Cunnea (MC) provided a welcome reintroduction to the Community Working Group.	Note
1.2	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
	It was suggested that the LR's employ their own window cleaners, with invoices to be sent to HCL for payment. This approach is to be included within the newsletter so all outside of this meeting are made aware, HCL to action.	HCL
1.3	Reference was made to previous minute item 2.1 in respect of concerns raised on the traffic management on the scheme. It was advised that the Traffic Management Plan has been updated, with this to be uploaded to the website and emailed to the residents for reference.	HCL
	It was also confirmed that any vehicles that are turned away from site must comply with the Traffic Management Plan when returning, with AS to advise the drivers as necessary.	Note

- JS raised concerns that the traffic builds up frequently on West End Lane, with HCL committing to mitigate this as much as feasible. Note
- 1.4 Reference was made to previous minute item 2.2, with ALL advising that the rebranding of the hoarding is due to occur 3<sup>rd</sup> March 2022, which will have all required signage placed upon it (including that Potteries Path remains open for access as per JG's previous request). Note
- (post meeting note: the Potteries Path signage is in separate production and targeted to be installed w/c 21<sup>st</sup> March)
- 1.5 Reference was made to previous minute item 2.4, in respect of Mark Woolnough's request for an update on when the missing brickwork to the Party Wall by Canterbury Mansions is due to be completed. AS advised that ply is up by this area for temporary protection, with the permanent replacement due to take place once the substation demolition is completed. Note
- 1.6 Reference was made to previous minute item 2.5, in relation to the remaining demolition works to the lean-to structure. It was advised that this is currently scheduled for week commencing 14<sup>th</sup> March 2022, however this is not a firm date at present. HCL confirmed that they will provide a 48-hour notice (at least) to the residents on when the wall is due to come down but will endeavour to better this where possible. HCL
- (post meeting note: works to the remaining demolition are yet to commence owing to ongoing delays to the piling works beyond the control of the Main Contractor)
- 1.7 Reference was made to previous minute item 2.6 in respect of the previous request for 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. It was advised that this is being included in the newsletter and shall be forecasted where possible. Note
- 1.8 Reference was made to previous minute item 2.8, in respect of the allocation of the £70,000 contribution had been made to LBC by ALL via the S106 agreement, with a portion of those funds due to be allocated to the improvement of the MUGA. It was agreed that NR would make enquiries internally at LBC as to the actual allocation of the funds and report back at the next CWG. NR
- 1.9 Reference was made to previous minute item 2.10, in relation to the query raised on the adequacy of the debris protection that has been installed by the MUGA. It was advised that there is now netting up. Monarflex approvals have been delayed by Network Rail due to the high winds experienced recently. HCL to review with Network Rail and advise. AS advised that floor by floor protection would be provided. HCL
- 2.0 OPEN FORUM**
- 2.1 BD requested an update on when the temporary and permanent roads are due to be constructed, with ALL confirming that the temporary intermediate access is minimum eight weeks from commencing due to delays in the West Block piling Note

works. HCL to update via the newsletter when a fixed start date for these works is known.

- 2.2 It was confirmed that the new substation is located within the demise of the West Block. Note
- 2.3 BD reported privacy concerns in respect of workers in close proximity to gardens, Lymington Road windows, etc. BD requested blinds be provided to individual properties. RW requested BD formalise the request in writing (to ALL) with details of proposals. ALL committed to review and respond upon receipt. BD/ALL
- 2.4 IF requested confirmation that the vibration monitors remain operational. AS confirmed in the affirmative, with monitoring reports being issued to LB Camden as required under the Construction Management Plan. Note
- 2.5 DS (No.24 Lymington Road) advised that the trellis to the top of their fence had been damaged by works on site. AS acknowledged same. RW suggested DS directly arrange for the repairs to be undertaken for convenience of access etc. and agreed that the costs of same would be either be reimbursed by HCL or the invoice paid direct by HCL. DS/HCL
- 2.6 JG raised the issue of lorries taking non-approved routes to site. AS confirmed that he was aware of a new concrete supplier being responsible and confirmed they had been warned and had received the TMP and CMP. Note
- (post meeting note: due to gas works at the Northern End of West End Lane and width restrictions on alternative routes to the North some vehicles had to exit site in a Southerly direction. This was for a short period and was unavoidable).
- 3.0 NEXT COMMUNITY WORKING GROUP**
- 3.1 **6<sup>th</sup> April 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