

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

**COMMUNITY WORKING GROUP MINUTES (#26)**

Produced by Silver  
Zoom Virtual Meeting  
4<sup>th</sup> January 2023 at 17:00

## ATTENDEES

Allen Gillespie (AG)	London Borough of Camden (LBC)
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Trevor McClintock (TM)	Henry Construction Limited (HCL)
Maria Cunnea (MC)	Henry Construction Limited
Ian Rolt (IR)	A2 Dominion (A2D)
Dillon Bourke (DB)	Silver (Slv)

## ACTION

### 1.0 MATTERS ARISING

#### 1.1 Window Cleaning

Reference was made to previous minute item 1.1, with the LRs confirming that Box Cleaning have been providing a good service thus far. However, it was noted that the equipment available cannot reach the higher floors of the Lymington Road properties, with new equipment that can currently be procured. *No update within the period.*

Note

#### 1.2 Lean-to Demolition Works

Reference was made to previous minute item 1.2, in relation to the remaining demolition works to the old substation, lean-to structure and associated piling works. It was advised that the ground works to remove the old substation foundations are still ongoing. Substantial mass foundations have been uncovered resulting in prolonged noisy demolition and excavation works to remove them. The demolition works to the substation are due to continue for at least one more week.

Note

It was advised that piling works are ongoing to this area, with 9 of the 19 piles installed and 10 left to install once the mass concrete substructure for the old substation has been removed.

Note

The removal of the remaining lean-to structure adjacent to 2-10 Lymington Rd has been delayed by 2-3 weeks due to the substructure issues with the old substation. An update will be circulated in the newsletter if these demolition works are to commence prior to the next CWG meeting.

Note

#### 1.3 MUGA Improvements

Reference was made to previous minute item 1.3, in respect of the allocation of the £70,000 contribution that 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. NR advised that she had met with the Lymington Road Residents Association, with proposals for a dog walking path and playground area (separate to the existing MUGA) improvements under review by LBC. *No update within the period.*

LBC

	Reference was made to LBC proposals to replace high level fencing to the MUGA area, with LBC to advise which areas of fencing they are looking to replace. <i>No update within the period.</i>	LBC
1.4	Noisy Works	
	Reference was made to previous minute item 1.4, in respect of noisy works. The Lymington Rd breaking out works are ongoing as per item 1.2.	Note
	(post meeting note: Juliet Simmons reported ongoing 'high-pitched' noisy works adjacent to the Lymington Rd boundary. HCL reported that this is a brick-cutting machine and committed to relocating the machine further within the site, away from the LR boundary. This machine requires a dedicated power supply which requires third party subcontractors to install. HCL to arrange urgently.	HCL
1.5	Tree Protection	
	Reference was made to previous minute item 1.5, with the tree survey report carried out in the previous period followed by confirmation from the tree officer that they were content with the findings. HCL confirmed that a confirmatory email has been issued to BD since the last meeting.	Note
1.6	Signal Issues	
	Reference was made to previous minute item 1.6, with it being previously advised that some LRs had been experiencing signal issues since the works had commenced. However, it was further reported at this meeting that the issues have since abated, with it to be advised should they reoccur. <i>No update within the period.</i>	Note
1.7	Road Cleanliness & Traffic Along West End Lane	
	Reference was made to previous minute item 1.7, with HCL advising that there have been new traffic marshals employed in the period, including an assistant site manager who solely focuses on traffic management. HCL were reminded to be vigilant with pavement/road cleaning.	HCL
	(post meeting note: Juliet Simmons reported that the condition of the pavement where vehicles cross in to the site is deteriorating. HCL to review and address)	HCL
1.8	External Lighting & Site Generator	
	Reference was made to previous minute item 1.8, in respect of external lighting and the site generator. It was previously noted that there is a HSE requirement to protect potential intruders to site, hence the lighting is a requirement in order to mitigate against the risk of injury to intruders. The site generator is required to power this. There have been continued objections from LRs to the overnight use of the generator. Adrian Green from the CMP team visited site within the period and advised that if the generator could be moved further in to the site and on to the first floor of the West Block, then it could be left running 24/7. In the meantime it should only operate for 30 mins either side of the permitted site working hours. This was actioned but objections from LRs continued. Adrian Green revisited site and advised	HCL

that sound protection including a door could be introduced in order to attenuate the noise and the previous time restrictions would have to be reintroduced until these protection works were undertaken. HCL to action.

HCL confirmed that the main temporary builders supply that will service the site from the Sumatra Road substation will be connected w/c 16<sup>th</sup> January following which the site generators will no longer be required.

#### 1.9 Potteries Path

Reference was made to the previous minute item and the near-miss incident on Potteries Path in August 2022. IF advised that he had contacted the HSE on this incident and is awaiting a response, with this to be advised once known. *No update within the period*

Note

HCL advised that the scaffold protection over Potteries Path has received Network Rail approval. Scaffolding due to commence w/c 16<sup>th</sup> January and likely to take 3-4 weeks. Potteries Path access will be suspended during working hours.

Note

#### 1.10 Power Outage

Reference was made to previous minute item 2.3 and the power outage that occurred in the previous period affecting adjacent retail properties. HCL advised of UKPN confirmation that the development was not the cause of the outage, however there were reports that the impacted properties disagreed. The LRs affected were requested to provide further details for review. *No update within the period.*

Note

### 2.0 OPEN FORUM

2.1 Reference was made to previous item 2.1 and the ongoing disruption to Season Cookshop. ALL reported that a meeting was held with Season and proposals discussed to try and mitigate the impact of the adjoining works.

Note

HCL committed to try and minimise the disruption particularly during the breaking out works referred to in item 1.2 wherever possible.

HCL

2.2 Reference was made to previous item 2.2 and IF's concerns over the crane lights. As previously reported the CAA have been consulted and the cranes are fully compliant in their unlit state. HCL to ensure that the crane lights are reintroduced overnight as soon as the temporary builders supply is in place.

Note

2.3 Post Meeting Note: Juliet Simmons raised concerns over high level windows at fourth floor in the new development and the potential for overlooking into the South facing Lymington Road windows. There are restrictions imposing obscure glazing within the planning permission. ALL to check and report back to JS.

ALL

### 3.0 NEXT COMMUNITY WORKING GROUP

3.1 **1<sup>st</sup> February 2023 at 17:00**, to be held via Zoom, with a link to be sent accordingly.

Note