

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

COMMUNITY WORKING GROUP MINUTES

Produced by Silver
Zoom Virtual Meeting
2nd August 2023 at 17:00

ATTENDEES

Juliet Simmons (JS)	Local Resident (LR)
Bridget Dunne (BD)	Local Resident (LR)
Akisha Francis (AF)	Local Resident (LR)
Cllr Sharon Hardwick (SH)	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
Stefan Viljoen (SV)	Astir Living Limited
Cian Lordan (CL)	Astir Developments Limited
Dillon Bourke (DB)	Silver (Slv)

ACTION

1.0 MATTERS ARISING

1.1 Lean-to Demolition Works

Reference was made to previous minute item 2.1, in relation to the remaining demolition works to the lean-to structure. It was advised preparatory works are still ongoing, with drainage works in this area nearing completion and the final drainage connection due to be completed 4th August 2023. Upon completion of this connection, the date for commencement of the demolition works will be advised via the newsletter and ALL will liaise directly in advance with the affected residents at 2-10 Lymington Road.

ALL

It was advised that the procurement of a specialist demolition contractor is ongoing.

Note

1.2 MUGA Improvements

SH advised that the residents association is compiling a list of what they wish the balance of the £70,000 contribution to be spent on, in respect of community improvements - with this to be confirmed once known.

LBC

It was advised that West Hampstead Primary school had been in contact with ALL regarding of funding to improve a nature garden. ALL confirmed that they had directed them towards the S106 team at LBC to enquire whether some of the contribution from 156WEL could be directed there. ALL to forward on correspondence to SH for reference.

ALL

1.3 Noisy Works & Reporting

Reference was made to previous minute item 2.3, in respect of noisy works and related reporting to LBC. It was confirmed that no reportable breaches had been noted in the period. Toolbox Talks continue to be given to the site team on a regular basis regarding noise levels on site and respecting the neighbours. Note

AG advised that he had visited the site in the period, with no issues noted. Note

ALL advised that the site welfare is being relocated to the southern part of the West Block, away from the northern boundary which is expected to further mitigate noise emissions to the Lymington Road residents. Note

It was requested that the noise and dust reports are issued. ALL to review with the surveyor as to whether they can be issued in an easily digestible and concise format noting that the condensed reports provided for the December 2022 period came with a fee from the surveyor. ALL

1.4 Tree Protection

Reference was made to previous minute item 2.4, with BD advising that there was a broken branch and querying whether this had been caused by site operations. BD also observed that the protective bunting needed attention. It was confirmed that all necessary tree protection measures are in place, but CL would review post-meeting to assess if any amendments to the bunting were required. ALL

[Post meeting note: CL confirmed 07.08.23 that the bunting had been supplemented. It is noteworthy that in the Oct 22 tree report carried out by LBC minor deadwood was observed which they opined was commonplace with this tree species and unlikely to be attributable to construction works. CL/ADL to arrange for the tree officer to re-visit ASAP.]

1.5 Site Surveys

It was advised that surveyors representing adjoining residents would be granted access to the site to carry out surveys if required. Any access arrangements to be agreed between LR's surveyors and ALL surveyors through the normal channels. Note

1.6 Newsletter

Reference was made to previous minute item 2.6, with it confirmed that the latest iteration of the newsletter is to be issued imminently. ALL

It was requested that a reminder of the CWG meeting is sent out the Monday of the week of the meeting. ALL to carry this out going forward. ALL

- 1.7 Scaffolding
- Reference was made to previous minute item 2.8, in reference to the West Block Northern elevation scaffolding. It was noted that the Monarflex to this boundary is ongoing, which should help contain noise and dust emissions. Note
- 2.0 OPEN FORUM**
- 2.1 BD raised concerned regarding overlooking from windows on the Northern elevation. It was advised that any provisions designed to address overlooking in the planning permission would be adopted. It was further advised that a number of the windows on the Northern boundary are yet to be installed, including those that are designed to address overlooking. It was proposed that further concerns could be attended to once the windows have been installed, if the residents still feel there are overlooking issues. Note
- 2.2 BD made reference to the balconies on the Northern side of the site facing the Lymington Road garden boundary and any screening that was going to be adopted. It was advised by ALL that the screening to the balconies (as applicable under the planning permission) will be installed in due course prior to completion of the development. It was advised that the format and positioning of screens were included within the planning permission. Note
- 2.3 It was advised that there will be demolition works to the southern boundary wall of the site where it meets Potteries Path and remedial works to Potteries Path itself, commencing within the next four weeks. These works will necessitate temporary path closure. ALL
- This is to be confirmed via newsletter and notices displayed in the surrounding area forewarning local residents and pedestrians of the closure.
- 3.0 NEXT COMMUNITY WORKING GROUP**
- 3.1 **6th September 2023 at 17:00**, to be held via Zoom, with a link to be sent accordingly. ALL