

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

**COMMUNITY WORKING GROUP MINUTES**

Produced by Silver  
Zoom Virtual Meeting  
1<sup>st</sup> November 2023 at 17:00

**ATTENDEES**

Mark Woolnough (MW)	Local Resident (LR)
Janet Grauberg (JG)	Local Resident (LR)
Cllr Sharon Hardwick (SH)	London Borough of Camden (LBC)
Cllr Richard Olszewski (RO)	London Borough of Camden
Allen Gillespie (AG)	London Borough of Camden
Rob Wyke (RW)	Astir Living Limited (ALL)
Stefan Viljoen (SV)	Astir Living Limited
Chris McGovern (CMG)	Astir Living Limited
Cian Lordan (CL)	Astir Developments Limited (ADL)

**ACTION**

**1.0 MATTERS ARISING**

**1.1 Lean-to Demolition Works**

Reference was made to previous minute item 1.1, in relation to the remaining demolition works to the lean-to structure. It was advised that the preparatory works remain ongoing to this area before the specialist contractor commences.

Note

A meeting between ALL and the impacted residents at 2-10 Lymington Road is to be arranged (with the landscaping designer also to be in attendance).

ALL

**1.2 MUGA Improvements**

SH advised that a meeting between the resident's association and LBC had been held in the period to discuss what the former want the remainder of the £70,000 contribution made by ALL to be spent on in respect of community improvements. It was confirmed that a list of options was presented, with further consultation with the wider community to be undertaken by the association prior to this being formalised. LBC to continue discussions and advise when a further update is known.

LBC

**1.3 Noisy Works & Reporting**

Reference was made to previous minute item 1.3, in respect of noisy works and related reporting to LBC. AG advised that he was not aware of any breaches to the CMP reported in the period.

Note

**1.4 Tree Protection**

Reference was made to previous minute item 1.4, with it being advised Bridget Dunne had issued a notification in the period that the bunting below her tree may have been impacted by site delivery vehicles. ALL confirmed that this had been addressed promptly in the period.

Note

- 1.5      **Newsletter**
- It was advised that the fortnightly newsletter is due for issue, with this to include any potentially disruptive works over the next two weeks.      ALL
- 1.6      **Overlooking**
- Reference was made to previous minute item 2.2 in respect of potential overlooking from 156 West End Lane flats into Lymington Road properties. It was advised that there are still windows to be fitted and some of those windows direct the line of sight away from Lymington Road. It was noted that the remaining windows are due to be delivered to site at the beginning of November.      ADL
- Any additional obscuring as a requirement of the planning permission will be addressed prior to occupation.      ALL
- The screening to the balconies is also to be confirmed, with a pack of information to be prepared by ALL and circulated as required.      ALL
- 2.0      OPEN FORUM**
- 2.1      It was advised that the site is due to close over the seasonal holiday period from 22<sup>nd</sup> December 2023 to 2<sup>nd</sup> January 2024. It was confirmed that there would be no noisy works over this period, however certain trades (e.g. decorators) may attend site on non-public holidays.      ADL
- It was confirmed that security (both physical security personnel and CCTV) is continuing to operate outside of working hours and this will be the case over the seasonal holiday.      Note
- 2.2      Cllr Hardwick requested further details regarding the proposed community space that is to be provided in the West Block. ALL advised that the strategy for the space is being developed and Cllr Hardwick would be kept updated, including the likely capacity of the spaces etc. Cllr Hardwick conveyed local concerns that the space would be competition for other local community spaces. ALL confirmed that they would be very happy to collaborate in this respect to ensure local concerns are listened to and reflected in the final strategy for the space.      ALL
- It was confirmed that a submission is to be made in due course to LBC to discharge the S106 obligation relating to the community use and this could be circulated.
- 2.3      MW requested clarification as to whether the occupation of the scheme will be phased.      Note
- It was confirmed that it is intended to ultimately move residents into the development on an individual stair-core/lift-core basis, starting with Core 5 at the eastern-most end of the East Block, then working out of the development from East to West. This protocol applies to both the East & the West Blocks. The timings and co-ordination of the occupation of the building will be strategised and managed by the Managing Agent.

- 2.4 MW requested clarification on the gating and security of the development. Note
- It was advised that the pedestrian/vehicle entrances to the North of the site will be securely gated, in consultation with the Secured-by-Design officer. There will be two vehicular gates and one pedestrian gate. The location of the gates was presented on screen.
- 2.5 Cllr Olszewski raised a question regarding welcome packs for the eventual residents of the development and guidance regarding the location of local public amenities such as doctors' surgeries, schools, libraries etc. LBC/ALL
- ALL confirmed that this information would be included in residents' welcome packs, with SV advising the initial draft is being worked on and that information on the local area is included.
- The question was raised by ALL as to whether there was a liaison officer within LBC that could assist. AG to advise.
- 3.0 NEXT COMMUNITY WORKING GROUP**
- 3.1 **6<sup>th</sup> December 2023 at 17:00**, to be held via Zoom, with a link to be sent accordingly. ALL