

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

**COMMUNITY WORKING GROUP MINUTES**

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

**ATTENDEES**

Vicki Doe (VD)	Local Resident (LR)
Danielle Shoemark (DS)	Local Resident
Andy Sarnar (AS)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Bridget Dunne (BD)	Local Resident
Allen Gillespie (AG)	London Borough of Camden (LBC)
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 (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 procurement of a specialist subcontractor for these works remains ongoing, with the intention being to capture all works to the Northern boundary under this scope of works in order to mitigate disturbance to the adjoining properties. Timescales for these works will be advised to the CWG once known, with liaison also to be held with 2-10 Lymington Road.

ADL

**1.2 MUGA Improvements**

It was advised that the removal of the scaffolding to the East Block has commenced, with levels 4 and 5 completed. The next element is the removal of level 3, which is adjacent to the MUGA boundary. ALL advised that all due care would be taken to not impact upon the MUGA and associated mural, with the catch netting also to be replaced in tandem with the scaffold coming down.

Note

**1.3 Noisy Works & Reporting**

Reference was made to previous minute item 1.3, in respect of noisy works and related reporting to LBC. It was advised that there had been noisy works on 11<sup>th</sup> December 2023, due to tipper lorries for the crushed stone to the northern access road. A retrospective apology was issued by ALL, with discussions to be held with the lorry company on the correct protocol.

Note

**1.4 Tree Protection**

Reference was made to previous minute item 1.4, with it being advised that protection remains in place for the tree along the Lymington Road garden boundary.

Note

- 1.5      **Newsletter**
- It was advised that the newsletter is due for issued 13<sup>th</sup> December 2023, with the intention going forward that this will be issued by exception to advise of expected noisy and/or disruptive works (with no issues anticipated for the forthcoming period).      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 the drawings in relation to the façade and windows can be located on the planning portal, with AG advising he would issue these to BD for reference. It was reconfirmed that all works will be constructed in accordance with the planning permission.      LBC
- 1.7      **Site Closure over Xmas**
- Reference was made to previous minute item 2.1, with it being advised that the site is due to close over the Xmas period from 22<sup>nd</sup> December 2023 to 2<sup>nd</sup> January 2024. It was confirmed that it was not anticipated there would be any noisy works over this period, however certain trades may attend site over the period on non-Bank Holiday days. This remains to be confirmed.      Note
- It was confirmed that full time security (physical personnel and CCTV) would be in place over this period.      Note
- 1.8      **Community Area Space**
- Reference was made to previous minute item 2.2, with ALL advising that they will review and advise in due course, the proposed set up of the community area space, including number of desk spaces etc. It was confirmed that a submission is to be made in due course to satisfy the related S106 obligation, with this to be circulated for reference. Any concerns or matters to raise are to be advised by LBC on this matter as required.      ALL
- 2.0      OPEN FORUM**
- 2.1      Discussions were held in relation to the access gates to be installed, with related designs presented at the meeting appended to these minutes for reference.      Note
- It was advised that the gates are to be set back from West End Lane to enable delivery vehicles to pull into site whilst gates are opening to limit traffic build up. In addition, it was advised that the designs allow for a visibility splay which enables drivers to see pedestrians when egressing from the site in accordance with discussion and agreement between the consultant design team and LBC.      Note
- 2.2      Concerns were raised that the pavement hoarding encroaches too far onto the footpath. AG advised that there is a requirement for there to be a 1.2m width for the footpath, with ALL advising that the hoarding is to be removed in January 2024      ADL

when the Highways works are completed by LBC. ADL to review the hoarding set out to ensure that the 1.2m width is being maintained.

- |            |  |      |
|------------|--|------|
| 2.3        | It was advised that the trellis on the boundary of 18B Lymington Road had been damaged, allegedly by the crane. ADL to review/adjust working practices and carry out repairs if required.  | ADL  |
| 2.4        | VD noted that her property directly faces onto the area of the façade which is brick only and advised of the view that is not aesthetically pleasing. ADL advised that they would review the completion works and cleanliness in this area and make amendments as necessary.   | ADL  |
|            | In addition, ALL advised that this Block will be in A2Dominion's possession once the scheme is complete and, as such, consultations will be made with A2D to establish if enhancements are to be made to this area.  | Slv  |
| 2.5        | Additional protective measures were requested to the Lymington Road boundary as a result of debris being blown over onto the adjoining gardens. It was advised that the loading bay (from which this debris is likely to be emanating from) is due to be closed imminently, but ADL will review if further interim measures can be taken to reduce impact. | ADL  |
| 2.6        | It was advised that the works to the Lymington Road boundary wall will involve horizontal timber cladding to allow planting on the development side. It was also advised that remedial works to loose brickwork on this boundary wall will be carried out as required.   | Note |
| <b>3.0</b> | <b>NEXT COMMUNITY WORKING GROUP</b>  |      |
| 3.1        | <b>10<sup>th</sup> January 2024 at 17:00</b> , to be held via Zoom, with a link to be sent accordingly.  | ALL  |