

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

**COMMUNITY WORKING GROUP MINUTES**

Produced by Silver  
Zoom Virtual Meeting  
10<sup>th</sup> January 2024 at 17:00



**ATTENDEES**

Cllr Sharon Hardwick (SH)	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)
Dillon Bourke (DB)	Silver (SLV)

**1.0 MATTERS ARISING Action**

**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 works to the Northern access road are due to commence and proceed as follows: ADL

- Excavation works - 12<sup>th</sup> January 2024-19<sup>th</sup> January 2024.
- Utilities – 22<sup>nd</sup> January 2024-29<sup>th</sup> January 2024.
- Concrete Cutting to remaining lean-to structure – date TBC subject to completion of the above works

The excavation works to the Northern access road will be contained within the site, so these works are not expected to cause significant disruption. There will be an increase in traffic movements during the period, with arisings from the reduced dig being removed from site.

**1.2 MUGA Improvements**

Cllr Hardwick advised that conversations are ongoing with the residents’ association in respect of how the S106 contribution paid by ALL will be utilised on the MUGA improvements, with a further update anticipated week commencing 15<sup>th</sup> January 2024. LBC

ADL advised that the scaffolding to the East Block Eastern elevation (adjacent to the MUGA) is due to be fully dismantled by the end of February 2024. There is catch netting fixed to the MUGA wall which is set to be removed as part of the works. It was re-affirmed that the mural will be fully respected during the removal works.

LBC has to-date replaced three of the four sides of the MUGA catch fencing, leaving just the Western boundary remaining. Cllr Hardwick offered to engage the relevant Council department responsible for the replacement catch-fencing advising that the final Western-most boundary of the MUGA would be available to receive its replacement fencing from late-February onwards.

- 1.3 Noisy Works & Reporting
- Reference was made to previous minute item 1.3, in respect of noisy works reported to the CMP team over the seasonal break. It was accepted that there had been noise disruption over the period but this was not related to construction works, with no construction labour on site over the period. It was explained that the noise was due to essential refuelling of the temporary generator which created short periods of disturbance due to the manual process of opening fuel containers. It was reported that an explanatory email had been circulated to the affected parties on 4<sup>th</sup> January.
- The noise associated with the refuelling process was unexpected but unavoidable and apologies were extended.
- Note
- 1.4 Newsletter
- It was advised that a newsletter was due for issue and would be circulated imminently.
- ALL
- 1.5 Overlooking
- Reference was made to previous minute item 1.6, in respect of potential overlooking into Lymington Road properties from the development. It was advised that the drawings in relation to the façade and windows can be located on the planning portal, with AG previously advising he would issue these to BD for reference. LBC to confirm that these drawings have been circulated.
- LBC
- 1.6 Community Area Space
- Reference was made to previous minute item 1.8, with it confirmed that ALL were due to meet with LBC to discuss their proposals including those for the community space in the forthcoming period.
- ALL
- 1.7 Access Gates
- Reference was made to previous minute item 2.1, with it confirmed that the related access gate drawings had been issued with the previous minutes as requested.
- Note
- 1.8 Hoarding and Footpath
- Reference was made to previous minute item 2.2, with it advised that the existing hoarding was programmed to be dismantled/alterd during the first week of February 2024.
- Note

- It was advised that pavement reinstatement works to West End Lane were due to commence w/c 12 February, with these works to be carried out by LBC's Highways team. These works (and associated timelines) were to be set out in a related newsletter once dates were firm. ALL
- 1.9 Trellis Damage
- Reference was made to previous minute item 2.3, with it previously being advised that the trellis on the boundary of 18B Lymington Road had reportedly been damaged by materials being lifted by the crane. ADL committed to review/adjust working practices and carry out repairs as required. ADL
- 1.10 Brickwork
- It was noted in the previous minutes that #6 Lymington Road had reported concerns with the quality of the brickwork directly facing onto their property on the West Block façade. ADL advised that they would review workmanship and cleanliness in this area and make amendments as necessary but stressed that final cleaning and snagging was still to be completed. ADL
- ALL advised that the West Block will be in A2Dominion's possession once the scheme completes and, as such, consultations would be made with A2D to establish if enhancements are to be made to this area. Slv
- 2.0 OPEN FORUM**
- 2.1 No additional matters were raised. Note
- 3.0 NEXT COMMUNITY WORKING GROUP**
- 3.1 **7<sup>th</sup> February 2024 at 17:00**, to be held via Zoom, with a link to be sent accordingly. ALL