


A2Dominion Group
156 West End Lane, West Hampstead

COMMUNITY WORKING GROUP MINUTES

Issued by Dillon Bourke
Hampstead Synagogue, 1 Dennington Park Road,
NW6 1AX
Wednesday 19th February 2020 at 19:00



ATTENDEES

Nick Bohane (NB)	Instinctif (IP)
Chris Bryce (CB)	Local Resident
Ian Ferrie (IF)	Local Resident
David Coleman (DC)	Local Resident
Janet Grauberg (JG)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Agnes Peyser (AP)	Local Resident
John Saynor (JS)	Local Resident
Clr Nazma Rahman (NR)	Local Councillor
Clr Shiva Tiwari (ST)	Local Councillor
Jonathan Sutherland (JSu)	A2Dominion Group (A2D)
Alan Shad (AS)	Westfield Construction Ltd (WCL)
Paul Newell (PN)	Westfield Construction Ltd
John Gordon (JGo)	Westfield Construction Ltd
Ian O'Connor (IO)	Clifford Devlin Limited (CDL)
Antony Iannaccone (AI)	Silver (Slv)
Dillon Bourke (DB)	Silver
Nick Bohane	Instinctif Partners

ACTION

1.00 PERSONNEL/INTRODUCTION

1.1 Nick Bohane of Instinctif provided a welcome introduction to the Community Working Group acknowledging that this Community Working Group workshop is intended as the inaugural workshop, and which follows initial consultation in December 2019, and two subsequent informal drop-in surgeries held 16th and 22nd January 2020. Note

NB advised that the intention as per best practice is for a locally based representative to act as a Chair for future Community Working Group workshops, but in the meantime Antony Iannaccone (CEO of Silver) has volunteered to act as the Chair in an impartial capacity.

AI introduced the Project Team to the Community Working Group as follows:

- A2D as Developer (with the initial lead contact being JS).
- WCL as the proposed Main Contractor.
- IP as Community Liaison Consultant
- CDL as Demolition Contractor
- Slv as Project Manager/Employer's Agent (on behalf of A2D)

1.2 AI advised that the workshop will focus on the initial partial demolition proposed, comprising Demolition Phases 1 and 2 (as described in the consultation materials issued), and which is intended to have a limited impact upon the local community. Note

- 1.3 AI provided a summary of the scope of works proposed within Demolition Phases 1 and 2 summarised as the initial site-set up; installation of protective hoarding and gates; clearance of fixtures, fittings and loose furniture and materials; asbestos remediation to the existing two-storey former Travis Perkins reception and offices; soft strip works to that building; dismantling of racks and canopies; removal of the yard slab and compacting of the ground beneath the slab; and the demolition and clearance of part of the two-storey Travis Perkins building remote from the existing Lymington Road boundary. Note
- AI further advised that Clifford Devlin Limited were now appointed as the Phase 1 and 2 demolition contractor and are in possession of the site from 3rd February 2020.
- AI provided an outline summary of the programme, advising that subject to various pre-commencement approvals, structural demolition of the Travis Perkins building will proceed during mid-March 2020, with a target completion by 24th April 2020.
- AI advised that the Phase 3 demolition works (comprising the existing front office block) are being planned and are being negotiated between WCL and CDL, with a forecast commencement between July and October 2020, but which will be subject to Network Rail consultation and agreement, and disconnection of an existing sub-station serving the site.
- Construction works following demolition are in the early detailed design and planning stages, and programme updates will be provided at future Community Working Groups.
- AI advised that separate to the Community Working Group consultation, a formal party wall process is being undertaken with adjoining owners surrounding the site, and which is significantly progressed, involving preparation of schedules of condition and negotiation of party wall awards, and which are expected to be concluded during February and early-March 2020, with the party wall awards limited to the Demolition Phase 1 and 2 works.
- 2.0 DEMOLITION MANAGEMENT PLAN**
- 2.1 The Demolition Management Plan in relation to Phase 1 & 2 Demolition Works was presented to the Community Working Group, with comments and concerns invited to be raised. Note
- 2.2 The Residents raised the management of dust and asbestos fibres as a key concern, having previously experienced significant issues from other recent local developments. Note
- CDL described the plant/machinery that will be used for the demolition advising that we will be using misting cannons which will significantly mitigate against the emission of dust from these works, details of which are provided in the Demolition Management Plan. The misting cannons will be independent of plant and machinery so that we can target specific areas and will allow us to pre-soak structures before demolition commences. It can be moved and directed according to activities and wind conditions. Note

IC also provided an outline of the measures that will be adopted in the asbestos remediation, assuring all of the legal and statutory measures that CDL will strictly adhere to, including air tests that will be conducted to verify that no asbestos fibres will be admitted into the air.

2.2.1 It is also confirmed that dust/air quality monitors will be installed for the duration of the demolition and construction works, located on site (with the location of these monitors proposed to be either side of the Boundary Wall adjoining Lymington Road but with the locations currently subject to LB Camden review and approval), which will track the levels of dust produced from works at all times. This is to comply with the dust levels that are confirmed as acceptable to LB Camden. Note

It is confirmed that if the dust levels exceed those parameters set by LB Camden, then all works will cease until the problem is rectified. Note

Clarification upon the operation of the dust monitors will be provided to the Community Working Group. Slv

2.3 The Residents also raised noise management as a key concern, noting the proximity of the site to their properties. It is confirmed that the working hours are as follows and strictly in accordance with LB Camden's approved working hours: Note

- 8:00-18:00 Monday-Friday
- 8:00-13:00 Saturday
- No working permitted on Sunday.

CDL confirmed that in relation to the Demolition Phase 1 and 2 works they will initially seek to limit working on Saturdays providing prior notification if Saturday working is necessary.

2.3.1 It is also confirmed that noise monitors will be installed for the duration of the structural demolition and construction works situated on site, which will track the levels of noise produced from works at all times. Noise monitors will operate with the principle that if noise exceeds permitted levels the monitors will trigger an alarm, and work will be temporarily suspended whilst investigation is undertaken to establish the cause of noise, and consideration of an alternative method that maintains noise within the trigger level. Note

CDL and WCL will clarify their noise monitor proposals. CDL & WCL

2.4 The Residents also raised vibration from the works as a key concern, noting the proximity of the site to their properties and the potential impact that vibration could have on the structure of these properties and their gardens. Note

2.4.1 AI advised that the planning consented redevelopment proposals provide for the new buildings to be at a greater distance than the existing, significantly reducing any risk of vibration upon the adjoining properties, and all methods of demolition and construction will seek to mitigate the risk of vibration. Note

It is also confirmed that Silver (acting as the Developers Party Wall Surveyor) had conducted Schedule of Condition survey's on the existing boundary/party wall and main rear walls of the Lymington Road properties, and Party Wall Awards will consider the impact that the Phase 1 & 2 demolition works will have on the boundary/party wall and adjoining properties. Schedules of Condition and Party Wall Awards will be circulated to the Residents via their Adjoining Owner's Surveyor where applicable.

- 2.4.1.1 In relation to Phase 3 demolition works and subsequent construction works, a checking structural engineer is to be appointed on behalf of the Adjoining Owner's Surveyors in order to review the impact that these works will have on the structure of the Adjoining Properties and their gardens. Silver (acting as Party Wall Surveyors) will contact the Adjoining Owner's Surveyors in order to facilitate this. Slv

It is important to note that the checking engineer will not necessarily be checking properties themselves due to distance away from operations.

Garden walls will be inspected before, during and after excavation to which the project engineer and the checking engineer will cover.

It is further acknowledged that any damage to the adjoining properties caused by the works will be the responsibility of the Developer/Main Contractor, who will be obligated to rectify any unlikely damage, although all methods of demolition and construction will seek to eliminate the risk of any damage.

- 2.4.2 It is confirmed that ahead of any Phase 3 demolition works vibration monitors will be provided to locations agreed with the checking structural engineer, to monitor the levels of vibration produced from works at all times, with proposals and locations to be confirmed by WCL. Vibration monitoring should suffice for any potential movement in properties where alerts will be raised should operations get close to exceeding the set levels. WCL

- 2.5 The contact details of the personnel on site that the residents may seek to raise concerns with, in relation to dust, noise, vibration etc., will be placed upon the site hoarding and included within a monthly newsletter. CDL and WCL to ensure this is put on their hoarding, with IP to include within the newsletter. CDL/WCL/IP

3.0 MANAGEMENT OF CONSTRUCTION TRAFFIC

- 3.1 The Transport Chapter of the Demolition Management Plan was presented to the residents, showing the waste management plan (with it being confirmed that current intention is to remove all demolished and excavated materials from site through vehicles) and routes for vehicles through the Phase 1 & 2 Demolition Phase. Note
- 3.2 The residents raised concerns in relation to the increase in congestion on West End Lane as a result of the works, and to reduce the extent of vehicles required to clear demolished materials and waste from site, the Project Team will review the possibility of crushing and stockpiling demolished materials on site, as opposed to carting away, during the Phase 1 & 2 Demolition Works. CDL/WCL

CDL and WCL will consider plant that mitigates noise and dust risks in relation to crushing for further consultation at the next Community Working Group.

- 3.3 The residents raised concerns on the logistics of the travel routes, with CDL and WCL to review the proposed routes in order to confirm that the chosen route is the most efficient for the scheme in relation to reducing congestion. CDL/WCL
- 3.4 CDL clarified that the new site entrance gates are set-back to eliminate the risk of lorries queuing on West End Lane and confirmed management proposals will be implemented between the lorry drivers and site personnel to ensure lorries enter site without obstructions. Note
- 3.5 It is noted that the “Guardians” temporarily occupying the former Council building within the site boundaries are currently parking within the demise of the site. A2D to write to Oaksure Limited (security company) in order for them to inform the Guardians that they cannot park within the demise of the site. A2D

4.0 GOVERNANCE OF THE COMMUNITY WORKING GROUP

- 4.1 IP noted that LB Camden advise that an independent Chair is appointed, with the Residents to advise if they seek to nominate an individual. If this option is not preferred, then it was proposed that AI remains as Chair. Residents
- 4.2 IP confirmed that a newsletter distribution will be carried out to the residents of Lymington Road and those in the immediate vicinity of West End Lane in order to inform of the date of the next Community Working Group. IP

Post-Meeting Note: The next Community Working Group is now scheduled to be held at 19.00 hrs on Wednesday 25th March 2020.

Thereafter, a regular newsletter will be distributed informing the local community of the status of the works and highlighting any particular impacts and the mitigation proposed.

5.0 CONSTRUCTION PHASE

- 5.1 It is confirmed that the depths of excavation for Phase 3 Demolition and the Construction Phase will be reviewed upon completion of the Phase 1 & 2 Demolition Works. WCL to implement. WCL
 - 5.2 The Residents queried the design proposals for the boundary wall to Lymington Road gardens adjacent to the site, raising their concerns that their privacy will be compromised. AI advised that notwithstanding obligations to maintain the height of the boundary wall within the planning consent, A2D will also wish to ensure privacy is maintained. Note
- The Phase 1 and 2 demolition works ensure that the boundary wall is not affected, and the Project Team will prioritise the design proposals for the boundary wall, with a view to presenting as draft design proposals at a future Community Working Group Meeting. WCL/A2D

The design proposals will also be a matter for consideration between the appointed party wall surveyors with proposals formalised within Party Wall Awards.

6.0 ANY OTHER BUSINESS

6.1 No further business was discussed.

7.0 NEXT COMMUNITY WORKING GROUP

7.1 **Wednesday 25th March 2020** at 19.00 hrs., to be held at Hampstead Synagogue, 1 Dennington Park Road, London NW6 1AX.