

A2Dominion Group  
156 West End Lane, West Hampstead

**COMMUNITY WORKING GROUP MINUTES**

Issued by Dillon Bourke  
Microsoft Teams Virtual Meeting  
Wednesday 22<sup>nd</sup> July 2020 at 17:00

## ATTENDEES

Nick Bohane (NB)	Instinctif (IP)
Juliet Simmons (JS)	Local Resident
Janet Grauberg (JG)	Local Resident
Agnes Peyser (AP)	Local Resident
Keith Moffitt (KM)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Barbara Anning (BA)	Local Resident
Allen Gillespie (AG)	Camden Council
Jonathan Sutherland (JSu)	A2Dominion (A2D)
Paul Newell (PN)	Westfields Construction (WCL)
John Gordon (JGo)	Westfields Construction (WCL)
Julie McLaughlin (JM)	WYG
Liam Hennessy (LH)	Clifford Devlin (CDL)
Tony Iannaccone (TI)	Silver (Slv)
Dillon Bourke (DB)	Silver (Slv)

		<b>ACTION</b>
<b>1.00</b>	<b>PERSONNEL/INTRODUCTION</b>	
1.1	Tony Iannaccone provided a welcome reintroduction to the Community Working Group, acknowledging that, due to circumstances relating to COVID-19 and associated Government advice, the Community Working Group meetings will be held via a virtual Microsoft Teams Meeting in the interim.	Note
	It was noted that the Community Working Group is invited to appoint a local representative to act as a Chair for future Community Working Group workshops if it is preferable, but in the meantime TI (CEO of Silver) has continued to volunteer to act as the Chair in an impartial capacity.	Note
	TI reintroduced the Project Team to the Community Working Group as follows:	Note
	<ul style="list-style-type: none"> <li>• A2D as Developer (with the initial lead contact being JS).</li> <li>• WCL as the proposed Main Contractor.</li> <li>• IP as Community Liaison Consultant</li> <li>• WYG as Planning Consultant</li> <li>• CDL as Demolition Contractor</li> <li>• Slv as Project Manager/Employer's Agent (on behalf of A2D)</li> </ul>	
1.2	TI 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 TI provided a summary of the scope of works proposed within Demolition Phases 1 and 2 summarised as the 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. It was reconfirmed that these works will be undertaken by Clifford Devlin Limited. Note
- It was confirmed that the soft strip and asbestos remediation of the Travis Perkins building had been undertaken to date, with all other works being put on hold due to the circumstances surrounding COVID-19. Note
- TI provided an outline summary of the programme, advising that the structural demolition of the Travis Perkins building will proceed 28<sup>th</sup> July 2020, with a target completion by 29<sup>th</sup> September 2020. Note
- It was confirmed that the demolished materials from the Phase 1 & 2 Demolition Works would be stockpiled to the rear of site on the Network Rail boundary side with a view to retaining and crushing these materials for use over the course of the Main Works. This approach has been taken to ensure a reduction in vehicular movements – estimated to be reduced from approx. 50 movements to and from site to 25 movements over the course of the Demolition Works – which will mitigate against congestion in the road, in addition to providing carbon emission and recycling benefits. The methodology of crushing the stockpiled materials will be reviewed and presented at the September CWG. WCL
- TI introduced WCL as the selected Main Contractor for the development. It was noted that JG is in the process of developing a method statement for the Demolition Works in the area known as Phase 3, which comprises the demolition of the former Council Building, the Wickes Showroom and the footpath known as Potteries Path. The initial proposals in relation to these works are due to be compiled and presented at the September CWG, with a view to commencing works in October 2020. It was also noted that the Construction Proposals may be ready for presenting to the CWG in September, with NB to advise the Local Residents should this be achievable. WCL/IP
- 2.0 LOCAL RESIDENT QUERIES ON PHASE 1 & 2 DEMOLITION WORKS**
- 2.1 It was noted that the Local Residents had been invited to submit queries on the Phase 1 & 2 Demolition Works pre-meeting for a response to be communicated at this meeting. A summary of the questions and responses is detailed below. Note
- 2.2 *Question - Please can you confirm the days/ times when work will be taking place.*
- Response – TI explained that, in response to the impact that COVID-19 has had on the construction industry, the Government has issued confirmation that working hours can be extended to 8:00-21:00 on weekdays. TI confirmed that this option will not be taken up on the Phase 1 & 2 Demolition Works, with the standard LB Camden working hours to be followed. These are as follows: Note
- 8:00-18:00 for Works on weekdays
  - 8:00-16:00 for vehicular movement in and out of site on weekdays
  - 8:00-13:00 for Works on Saturdays
  - 8:00-13:00 for vehicular movement in and out of site on Saturdays
  - No works on Sundays

- 2.3 *Question – Please could you let us know who our contacts are for any problems regarding the demolition process when it takes place.*
- Response – Marcin Gierszynski of CDL was confirmed as the main point of contact for the Local Residents, should they have any concerns or comments during the Phase 1 & 2 Demolition works, with Marcin’s contact details circulated during the meeting. For ease of reference, Marcin’s contact details are below:
- Email: [mpg@clifford-devlin.co.uk](mailto:mpg@clifford-devlin.co.uk)  
Mobile: 077 1505 9323
- It was noted that Marcin’s contact details are now located on the hoarding that fronts onto West End Lane.
- It was requested that all communications with Marcin are followed up with an email to NB, TI and DB for reference and clarification if necessary. NB, TI and DB’s contact details will be circulated by NB accordingly.
- 2.4 *Question – Can you please advise as to whether there will be “respite times”, where no work is carried out for a period of time?*
- Response – It was advised that, due to Government and Construction Leadership Council advice in relation to COVID-19, this will not be possible. CDL are obligated to provide breaks and lunch times to their workers and, due to social distancing guidance and the limited breakout area space/toilets available on site, these breaks must be staggered over the course of the day. As a consequence, “respite times” cannot be provided as it would delay works and therefore keep the Demolition Works going on for a longer period than would be intended.
- It was advised that CDL will look to limit noise as much as is feasibly possible and that the working hours as stated in minute item 2.2 will not be exceeded.
- 2.5 *Question - Please can you advise on how you will be looking to minimise dust and noise from the site for neighbours.*
- Response - In relation to the dust concerns, it was confirmed that CDL will be implementing the use of water cannon suppressors which will spray water ahead of and during Demolition Works in order to significantly reduce the dust being emitted. In addition, the stockpile of demolished materials will be sprayed down on a regular basis to limit the dust being emitted from that area.
- It was also noted that two air quality monitors have been in place since March 2020 (located on the Potteries Path boundary wall and near to the residents boundary wall), with monthly reports being issued to LB Camden, who will advise of issues with excess dust etc. emissions, with CDL obligated to reduce should it exceed the levels set by LB Camden.
- In relation to noise, CDL advised that their methodology for demolition looks to cut away materials in manageable chunks, which will reduce the noise emitted. No drilling will be utilised for the works and all steps necessary to reduce noise will be made.

- 2.6 *Question - Please can you advise on how you will be looking to control/ minimise vermin that will no doubt move out to our homes when the site is disrupted.*
- Response – CDL confirmed that no vermin had been encountered during the soft strip works and are not expected to be encountered. However, should any be encountered, CDL will employ a pest control company to address any issues. Note
- 2.7 The Local 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. CDL advised that their methodology of works will emit little-no vibration. Note
- In addition, TI advised that a Schedule of Conditions survey had been carried out to the boundary of each required property prior to the commencement of Demolition Works, with the Local Residents to advise of any further issues encountered as a consequence of the Phase 1 & 2 Demolition Works to their boundaries. Note
- 2.8 The Local Residents also raised the vehicular route chosen for the works as a key concern. Note
- It was advised that the presented vehicular route had been submitted to and approved by LB Camden, with a further review having been undertaken by the Project Team since this approval, where it was again confirmed that this was deemed the most efficient travel route. The Local Residents advised that they were still concerned with the proposed route, with the Project Team to undertake a further review to assess if a more effective solution can be found. The CWG is to be advised accordingly, with the timings of the vehicular movements also to be assessed and advised. CDL/WCL/Siv
- Allen Gillespie was introduced as a member of LB Camden Council, operating in the Construction Management Plan department. Allen confirmed that he would be happy for his contact details to be circulated to the wider CWG to discuss any concerns in relation to the vehicular route, with NB to facilitate accordingly. Allen and CDL will also liaise directly in order to ascertain any further vehicular requirements. IP/CDL
- LH advised that the vehicular movements per day would be minimal on average. Note
- 3.0 ANY OTHER BUSINESS**
- 3.1 No other business was discussed.
- 4.0 NEXT COMMUNITY WORKING GROUP**
- 4.1 **Wednesday 12<sup>th</sup> August 2020 at 17:00, via Microsoft Teams.** To be held post-commencement of the Demolition Works, with CWG to advise of any interim concerns accordingly. NB to circulate invites. IP