

A2Dominion Group
156 West End Lane, West Hampstead

COMMUNITY WORKING GROUP MINUTES

Issued by Dillon Bourke
Microsoft Teams Virtual Meeting
Wednesday 12th August 2020 at 17:00

ATTENDEES

Juliet Simmons (JS)	Local Resident
Janet Grauberg (JG)	Local Resident
Angela Gardner (AG)	Local Resident
Fiona Ajvasi (FA)	Local Resident
Michael Shanahan (MS)	Local Resident
Margaret Wilmer (MW)	Local Resident
Richard Segrue (RS)	Local Resident
Joanne Scott (JS)	Local Resident
Vicki Doe (VD)	Local Resident
Mark Young (MY)	Local Resident
Christopher Rye (CR)	Local Resident
Joseph Black (JB)	Local Resident
Ian Rolt (IR)	A2Dominion (A2D)
Paul Newell (PN)	Westfields Construction (WCL)
John Gordon (JGo)	Westfields Construction (WCL)
Julie McLaughlin (JM)	WYG
Liam Hennessy (LH)	Clifford Devlin (CDL)
Nick Bohane (NB)	Instinctif Partners (IP)
Tony Iannaccone (TI)	Silver (Slv)
Dillon Bourke (DB)	Silver (Slv)

		ACTION
1.00	PERSONNEL/INTRODUCTION	
1.1	Tony Iannaccone (TI) 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 Meeting in the interim.	Note
	It was noted that the Community Working Group is invited to appoint a local representative to act as an independent Chair for future Community Working Group workshops. 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"> • A2D as Developer (with the initial lead contact being Jonathan Sutherland). • WCL as the proposed Main Contractor. • IP as Community Liaison Consultant • WYG as Planning Consultant • CDL as Demolition Contractor • Slv as Project Manager/Employer's Agent (on behalf of A2D) 	

- 1.2 TI advised that the workshop would focus on the initial partial demolition proposed, comprising “Demolition Phases 1 and 2” (as described in the consultation materials previously issued), and which is intended to have a limited impact upon the local community. Note
- 1.3 TI reintroduced WCL as the Main Contractor for the Phase 3 Demolition and Construction Works. It was advised that these Works are currently scheduled to commence in early October 2020, with a draft Demolition Management Plan for these Works to be presented at the September 2020 Community Working Group Meeting. A consultation process will be undertaken prior to formal submission of the draft DMP for Phase 3. WCL
- 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. Note
- 2.2 The Local Residents raised noisy works as a cause for concern. TI advised that the current scheduled date for completion of Phases 1 and 2 Demolition Works was 29th September 2020. The noisiest elements are anticipated to be: Note
- The breaking up of the yard slab – Scheduled Completion Date 31st August 2020.
 - Demolition of the two-storey former Travis Perkins Building – Scheduled Completion Date 21st September 2020.
- TI advised that the methodology of working employed by CDL had been carefully compiled in order to limit noise as much as feasibly possible. Note
- 2.2.1 It was advised that the noise levels (as agreed with LB Camden within the Demolition Management Plan (DMP)) must not exceed 75 decibels over a 10-hour period. Whilst this is anticipated to not occur due to the methodology of works chosen, it was advised that a noise alert system is currently being procured by the Project Team. This would entail a SMS/email to be sent to selected members of the Project Team (Site Manager, Contractor’s Project Manager, Employer’s Agent) informing them that a breach had occurred. In the event of a breach occurring, works will pause whilst the Site Manager investigates the cause of the breach, with required remediation to be carried out should the breach have been caused by the Site Works. Note
- A quotation for this noise alert system has been procured, with Slv to facilitate the installation of the system as a matter of urgency. Slv
- 2.3 It was noted that there was confusion as to whether Saturday working would be going ahead. For clarification, TI confirmed that Saturday working from 8:00-13:00, in accordance with Camden’s standard working hours would be going ahead, with CDL to review if this could be reduced towards the end of the Programme of Works. CDL
- 2.4 Reference was made to the dust monitors and the approved location of the two monitors. It was noted that the incorrect location drawing had been uploaded to the LB Camden Planning website. For clarity, NB circulated the correct location of these monitors to the CWG prior to the meeting. The Case Officer has rectified this mistake online and the approved plan is now on the website. Note

- 2.4.1 TI advised that the current obligation in relation to dust and air quality monitoring is for the two dust monitors (which have been recording since 29th April 2020) to be in place throughout the demolition and construction process; and monthly reports to be submitted to LB Camden (Air Quality team) for review and sign-off (To date, three months of monitoring have been submitted to the Case Officer and Air Quality team). Please note that the locations were discussed and approved by Camden's Air Quality officer in March 2020. The Project Team will be putting in place an alert system to notify if there has been an exceedance to the maximum levels as stipulated by LB Camden. Similar to that of the noise alert system, this would entail an SMS/email to be sent to selected members of the Project Team (Site Manager, Contractor's Project Manager, Employer's Agent), informing them that a breach had occurred. In the event of a breach occurring, works will pause whilst the Site Manager investigates the cause of the breach, with required remediation to be carried out should the breach have been caused by the Site Works. Note
- 2.5 Concerns were raised in relation to the vibration emitted from the Demolition Works. It was advised that the methodology of Works as contained within the Demolition Management Plan have been chosen to emit the least amount of vibration possible, with a specialist engineer employed in the compilation of the Demolition Management Plan to ensure that the boundary wall and adjacent houses would not be affected. Note
- In order to provide comfort to the Local Residents, the Project Team have however been reviewing the use of movement monitors, which are 50mm X 50mm stickers which would be applied to the brickwork of neighbouring properties. These will identify the current position of the buildings and measure potential movement. Local Residents expressed significant interest in these being implemented on their properties, with the Project Team to procure accordingly via Slv. Local Residents to contact NB directly to request a monitor is placed on their property. Slv/LR
- It was also noted that Party Wall surveyors have undertaken a Schedule of Conditions of the neighbouring properties and associated boundary walls prior to the commencement of any works, with all records of any pre-existing damage noted and available upon request from the neighbouring owners' Surveyors. Note
- 2.6 It was noted previously that the vehicular access and egress route for the demolition and construction phases (as approved by LB Camden) is under review by Allen Gillespie of LB Camden, with any alternative routes to be advised by Allen directly to the Project Team. LBC
- It was also noted that Allen previously advised that any resident concerns in relation to the vehicular route can be discussed with him directly. NB circulated Allen's contact details to the Local Residents in the previous period. Note
- 2.7 It was advised that weekly bulletins for the scheduled works of each forthcoming week are currently being posted to the website. To ensure that all neighbours have knowledge of the project website address, a newsletter, as agreed, will be hand delivered to properties in Lymington Road at the end of August 2020 advising of the web site address. It is noted that the weekly information will replace a monthly IP

newsletter thereafter, as it a more efficient and timely method of disseminating information.

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| 2.8 | A query was raised pre-meeting in relation to the windows of the new buildings facing Lymington Road, where it was queried as to whether these windows would look onto the Lymington Road Properties. TI confirmed that there is a planning condition in relation to obscure glazing on the north elevation - specific windows “shall be obscure glazed and fixed shut to a height of 1.7m from finished internal floor level”. The updated proposed plan (SK (GE) P216 Rev B) is now uploaded. | Note |
| 2.9 | A query was raised pre-meeting in relation to the intention for the boundary wall between Lymington Road and 156 West End Lane. TI advised that there is a Planning Condition in relation to boundary treatments and the northern boundary wall is included within this condition and states that “the finished wall height adjacent to the northern boundary shall be a minimum of 2.4m in height from the finished ground level of the site”. It was noted that WCL is currently preparing draft proposals for the treatment of the boundary wall. | Note |
| 2.10 | Local residents had previously enquired if “respite times” could be provided where works would pause at certain hours of the day. 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. | Note |
| | TI and NB advised that the Project Team is currently investigating the possibility of “respite spaces” to be provided by LB Camden, where residents could go to work during particularly noisy periods. The Project Team will provide an update on these discussions as soon as possible. | IP/Siv |
| 2.11 | Concerns were raised about the frequency of water suppression. TI advised that this has been carried out since the commencement of Demolition Works. There has been one instance of this not being carried out for a short period due to the necessity of changing over the water supply. It was also noted that motorised fog machines had been brought to the site to further assist with water suppression. Photographs as evidence of water suppression can be provided upon request. | Note |
| 2.12 | Further dust and noise concerns were raised in relation to the proposal to crush demolished materials on site. TI advised that formal proposals in relation to crushing are in the process of being formulated by WCL and will be presented to the Community Working Group in September 2020. These will need to be approved by LB Camden as part of the Phase 3 DMP. | WCL |
| 2.13 | It was confirmed that contact details for Marcin Grierszynski (CDL Site Manager) are on the hoarding and have been since March 2020. As previously advised, Marcin will be the primary point of contact for the Local Residents, should they have any concerns or comments during Phase 1 and 2 Demolition Works. It was previously requested that all communications with Marcin are followed up with an email to NB, TI and DB for reference and clarification if necessary. | Note |
| 2.14 | It was confirmed that Potteries Path will remain open for the Phase 1 and 2 Demolition Works. | Note |

- 2.15 The following scheduled key dates were advised: Note
- Completion of Phase 1 and 2 Demolition Works – 29th September 2020.
 - Commencement of Phase 3 Demolition Works – Late October 2020 (subject to consultation on the DMP and CMP and approval from LB Camden).
 - Practical Completion of Construction Works – 31st December 2022 (provisional date and all residents will be kept informed as works continue).
- 2.16 The intention for the main site entrance was queried, with it being advised that the entrance to the site has been approved by the existing Planning Consent, with no current plans to amend this entrance. Detailed design is to be undertaken in late 2020, with any proposed changes to the site entrance being subject to planning permission. Note
- 2.17 The Local Residents expressed disappointment that no Local Councillors joined this Community Working Group Meeting. Note
- 3.0 ANY OTHER BUSINESS**
- 3.1 No other business was discussed. Note
- 4.0 NEXT COMMUNITY WORKING GROUP**
- 4.1 **Wednesday 9th September 2020 at 17:00, via MS Teams**, with IP to issue calendar invites accordingly. Unfortunately the organiser of the CWG can only use Teams so we will have to continue to use Teams by default rather than Zoom. IP