

A2Dominion Group
156 West End Lane, West Hampstead

COMMUNITY WORKING GROUP MINUTES

Issued by Dillon Bourke
Microsoft Teams Virtual Meeting
Wednesday 9th September 2020 at 17:00

ATTENDEES

Celine Castelino (CC)	Local Resident
Charlie Openshaw (CO)	Local Resident
Fiona Ajvasi (FA)	Local Resident
Janet Grauberg (JG)	Local Resident
Juliet Simmons (JS)	Local Resident
Sonal Kantaria (SK)	Local Resident
Keith Moffitt (KM)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Margaret Willmer (MW)	Local Resident
Michael Shanahan (MS)	Local Resident
Vicki Doe (VD)	Local Resident
Robert Lastman (RL)	Local Resident
Save West Hampstead (SWH)	Local Resident
Allen Gillespie (AG)	London Borough of Camden (LBC)
Jonathan Sutherland (JSu)	A2Dominion (A2D)
Ian Rolt (IR)	A2Dominion (A2D)
Paul Newell (PN)	Westfields Construction (WCL)
John Gordon (JGo)	Westfields Construction (WCL)
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/PROGRESS UPDATE	
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 (CWG) meetings will continue to be held via a virtual Meeting in the interim.	Note
	It was noted that the CWG is invited to appoint a local representative to act as an independent Chair for future CWG workshops. In the meantime, TI (CEO of Silver) has continued to volunteer to act as the Chair in an impartial capacity.	Note
1.2	TI advised that the workshop remains focused 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 advised that all comments on the minutes of the previous CWG Meeting, held 12 th August 2020, should be issued to NB by close of business 10 th September for addressing by the Project Team.	Note

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| 1.4 | <p>TI provided a programme update in respect of Phase 1 & 2 Demolition works, noted that these works remain on schedule to complete by 29th September 2020.</p> | Note |
| | <p>It was noted that the CWG had previously raised concerns in respect of Saturday working. It was reconfirmed that Saturday working is permitted from 8:00-13:00 under LBC guidelines, however, due to good progress on site, CDL had confirmed that they would not be working on the Saturday of 12th September 2020. CDL to review as to whether they will need to work on the Saturday of 19th September 2020, with this information to be provided to the Local Residents ahead of time via IP.</p> | CDL/IP |
| 1.5 | <p>TI advised that there is a planning requirement to ensure that the Boundary Wall to the gardens of Lymington Road remains 2.4m high from the 156 West End Lane side, with sketch proposals being compiled currently for presenting to the members of the CWG that will be affected by these works.</p> | WCL |
| | <p>It was noted that SWH do not believe that any changes to the Boundary Wall will be required, with TI advising that this will be reviewed and proposals issued as soon as possible. It was advised that these works are a Party Wall Matter and, as such, will be treated with the utmost importance by the Project Team, with it being key that the affected residents being consulted on all proposals.</p> | Note |
| 2.0 LOCAL RESIDENT QUERIES ON PHASE 1 & 2 DEMOLITION WORKS | | |
| 2.1 | <p>SWH stated that they disagreed with minute item 2.2.10 of the previous minutes in respect of water suppression, advising that they had observed the first two weeks of the concrete slab being lifted and saw cutting with no water suppression. CDL advised that suppression had been carried out in the period in question. It was agreed that CDL would review and ensure that water suppression is carried out at all times.</p> | CDL |
| 2.2 | <p>It was noted that the Local Residents previously raised noisy works as a cause for concern. LH advised that handheld noise monitors are currently being used, with data taken by CDL to be circulated accordingly.</p> | CDL |
| | <p>It was also advised that fixed noise monitors are being procured. These are to be provided by ACCON UK Limited, with the Project Team having been reviewing with ACCON UK to establish that they will meet the CWG's requirements. It was confirmed that these monitors had now been obtained by ACCON UK, with calibration to be carried out before installing on site. Slv will continue to chase ACCON UK daily to ensure that these are put in place as soon as is feasible.</p> | Slv |
| 2.3 | <p>It was acknowledged that, in order to allay concerns in respect of vibration and potential structural damage to the Adjoining Properties, movement have been put in place to various properties on Lymington Road facing onto the site. It was noted that there remain properties that have requested these monitors, with WCL to facilitate accordingly.</p> | WCL |
| | <p>It was confirmed that the readings and results must be confirmed by a structural engineer, with monthly reports to be compiled and circulated accordingly. It was confirmed that the first report would be issued October 2020.</p> | WCL |

- MW advised that she lived on the other side of Lymington Road, however had concerns in respect of vibration and movement and therefore requested a movement monitor be put in place to her property. It was advised that this would not be possible due to the monitoring being undertaken via laser and therefore there would be properties blocking this laser. However, it was agreed that the Project Team would review options and provide a solution where possible. WCL
- 2.4 TI advised that WCL are compiling the Phase 3 Demolition Management Plan, which is awaiting specialist reports before completion. Upon completion, this shall be uploaded to the CWG website for a commenting period of two weeks. Comments are to be either communicated to NB via email or put on the website by the residents. It was confirmed that no submission will be made to LBC for approval before this commenting period concludes and the associated comments are reviewed. WCL
- It was advised that the intention is to include crushing within the Phase 3 Demolition Management Plan, however this is dependent on the advice provided in the specialist reports. Concerns in relation to crushing were noted from SWH and other Local Residents. Note
- JG raised concerns in respect of the balance between limiting truck movements and the noise and dust that may be caused as a consequence of crushing, noting that the previously raised concern in relation to the increase in traffic to West End Lane as a result of construction works has been reduced due to diminished traffic as a consequence of COVID-19. These comments were acknowledged and will be considered when compiling the Phase 3 Demolition Management Plan. WCL
- It was confirmed that, after submission to LBC, there is an approximate six-eight week period in which LBC can review the document before approval, with no Phase 3 Demolition (and beyond) Works (with the exception of site set up and minor enabling works) permitted to commence ahead of this approval. Note
- 2.5 AG advised that LBC will require advice on several matters in relation to mitigation measures being put in place for crushing, such as the location of where it will take place, how dust and noise will be mitigated etc., and the Demolition Management Plan will not be approved by LBC before this is issued to a satisfactory standard. Note
- AG also advised that LBC can monitor and assess dust and noise levels at any point that they choose, with no prior warning to the Project Team required. Note
- 2.6 JS reconfirmed her request in respect of the possibility of respite spaces being provided by A2D during working hours. It was requested that the space used would provide Wi-Fi and meet all COVID-19 requirements, with JS suggesting JW3 as a possibility. JS to issue NB with contact details for those at JW3 in order for enquiries to be made. JS/IP
- Further to this, NB advised that he had contacted LLRA in respect of the respite space, with an update to be chased by NB accordingly. IP
- Assuming the cost is reasonable and proportionate, it was agreed that every effort would be made to ensure that the respite spaces would be put in place by the commencement of Phase 3 Demolition. AG made the point that in other situations he has experienced, residents themselves came forward with specific respite proposals, and asked the developer to sign them off, rather than relying on the developer to initiate these discussions. Note

SWH requested a report from the property visit to No. 18 to be provided. Slv to obtain and issue via NB. Slv

3.0 ANY OTHER BUSINESS

3.1 It was agreed that any other business noted would be emailed to NB directly for addressing by the Project Team. Note

4.0 NEXT COMMUNITY WORKING GROUP

4.1 **Date To be Advised** at 17:00, via Zoom, with Silver to issue calendar invites accordingly. The date of next meeting is to be advised as it needs to be coordinated with the release of the DMP Phase 3. IP