

A2Dominion Group
156 West End Lane, West Hampstead

COMMUNITY WORKING GROUP MINUTES

Issued by Dillon Bourke
Zoom Virtual Meeting
Wednesday 21st October 2020 at 17:00

ATTENDEES

Mark Woolnough (MWo)	Local Resident
Margaret Willmer (MW)	Local Resident
Jacey Salles (JS)	Local Resident
Ian Cohen (IC)	Local Resident
Vicki Doe (VD)	Local Resident
Ian Ferrie (IF)	Local Resident
Charlie Openshaw (CO)	Local Resident
Angela Gardner (AG)	Local Resident
Juliet Simmons (JSi)	Local Resident
Christopher Rye (CR)	Local Resident
Richard Segrue (RS)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Bridget Dunne (BD)	Local Resident
Joseph Black (JB)	Local Resident
Allen Gillespie (AGi)	London Borough of Camden (LBC)
Jonathan Sutherland (JSu)	A2Dominion (A2D)
Ian Rolt (IR)	A2Dominion (A2D)
Paul Newell (PN)	Westfields Construction (WCL)
John Gordon (JG)	Westfields Construction (WCL)
Julie McLaughlin (JM)	WYG
Nick Bohane (NB)	Instinctif Partners (IP)
Tony Iannaccone (TI)	Silver (Slv)
Dillon Bourke (DB)	Silver (Slv)

		ACTION
1.0	INTRODUCTION/PROGRESS UPDATE/MATTERS ARISING	
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 completion of the Phase 1 & 2 Demolition had been achieved. Therefore the focus of the meeting was on the draft Demolition Management Plan (DMP) for Phase 3.	Note
1.3	The Save West Hampstead group requested that the minutes state that, due to the closure of the Travis Perkins yard, there had been a significant reduction in traffic on West End Lane.	Note

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| 1.4 | Reference was made to previous minute item 1.5, in respect of the planning condition, which requires 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”. TI advised that the design work is ongoing, with a provisional date of the week commencing 9 th November for the circulation of sketch proposals. IP will advise if the timescales cannot be met. | WCL |
| | It was advised that the make-up of the Boundary Wall(s) and it’s positioning in relation to the site and rear gardens requires further survey work. These surveys are intended to cause as little disruption to the residents as possible, with prior notice to be provided to residents, with the intention for this to be carried out week commencing 9 th November 2020. | WCL |
| 1.5 | Reference was made to previous minute item 2.1, in relation to water suppression. Residents requested that the minutes state that no water suppression had taken place on site. It was advised that the Phase 1 and 2 Demolition Works had been completed, and the security guard now on-site instructed to carry out water suppression to the stockpile of demolished materials. Again, residents noted that this water suppression has not been undertaken. Slv will liaise with the security company and reinforce the importance of carrying out weekly water suppression where there has been limited rainfall in the week. Water suppression for Phase 3 will be included within the draft DMP. | Slv |
| 1.6 | Reference was made to previous minute item 2.2. It has been confirmed that two permanent noise monitors are on the site, with an alert system to inform the Project Team when there is an exceedance. In the event that this occurs, investigations will be made in order to rectify the issue. | Note |
| | The Local Residents requested that details of the calibration of the noise monitors is sent to them. Slv to liaise with the noise consultant and request this information. | Slv |
| | The Local Residents also requested that a data dashboard for the noise, movement and air quality monitors is provided on a regular basis. The Project Team will liaise with their consultants and advise on how this can be best presented during Phase 3 works. | WCL/Slv |
| 1.7 | Reference was made to previous minute item 2.3 and it was advised that the movement monitors are now in place to the requested properties. WCL advised that a survey in respect of movement is being undertaken week commencing 26 th October 2020, with an associated monthly report intended to be issued to the Community Working Group week commencing 2 nd November 2020. WCL advised that this report would be scheduled out plot by plot, with any exceedances to be noted on this report. | WCL |
| 1.8 | Reference was made to previous minute item 2.6 in respect of respite spaces. IP advised that contact had been made with JW3, on Sumatra Road under the recommendation of JSi. The facility can accommodate four people with an initial three-month period advised. NB will liaise with the two residents who have expressed interest in this offer. It is expected that the office space will be in accordance with Government guidelines in respect of COVID-19 working arrangements and NB will provide further updates in due course. | IP |

2.0 LOCAL RESIDENT QUERIES ON PHASE 3 DEMOLITION MANAGEMENT PLAN

- 2.1 It was confirmed that the DMP (and associated appendices) for Phase 3 had been emailed to the members of the CWG and uploaded on to the site's website. Comments had been open since Tuesday 7th October and would close on Friday 23rd October. The comments would be reviewed by the team and included within the DMP, with formal submission to follow to Camden's Planning Obligations team. Note
- 2.2 It was noted that various agreements, such as Basic Asset Protection Agreements, Party Wall Awards etc., are required ahead of Phase 3, in addition to the submission and approval of the DMP. As such, the current anticipated Start on Site Date for the Phase 3 Demolition Works is scheduled for January 2020. This is to be for a period of 12 weeks, with at least two weeks' notice of the start on site to be provided to Local Residents. Note
- 2.3 The intention to implement crushing and recycling of existing demolished materials was opposed by the Local Residents. TI advised that there exists various legislation (national, regionally and locally), which the Project Team must comply with in respect of recycling demolition and construction materials and reducing vehicle trips to/from the site. Note
- In respect of concerns around noise, it was advised that an acoustic consultant had been employed to recommend the most effective noise mitigation measures, which have been included within the DMP. It was noted that the current site restrictions mean that works cannot exceed 75dB over a ten-hour period. It is expected that the mitigation measures will ensure that 75db will not be exceeded over this period. WCL also advised that the loading of waste materials into trucks and taking them off-site would be noisier than the proposed crushing, in addition to the increased traffic movements. Note
- It was advised that the crushing will be carried out to the south-east of the site (within the site boundary) in order to minimise impact upon the residents, an acoustic screen will be installed around the machine. In addition, it is expected that further noise mitigation will be in the form of a spoil heap. Note
- It was also noted that the estimated reduction in vehicle movements as a consequence of crushing as opposed to taking away and importing materials was approx. 600 vehicle movements for Phase 3 Demolition Works.
- 2.4 It was acknowledged that a site visit had been undertaken with the Council: AG was in attendance alongside a Noise Officer and an Air Quality Officer. The proposed location of the crushing plant and the locations of the noise and dust monitors were reviewed. The dust monitors had been approved previously, with the location of one noise monitor moved to the boundary of Lymington Road gardens (therefore two noise monitors located on the boundary). Note
- 2.5 It was advised that any queries in respect of noise, dust, structural movement etc. during the demolition/construction works should be referred to JG in the first instance. If it is felt that these queries are not addressed adequately, then the Local Residents should refer this to LB Camden. Note

- 2.6 PN stated that the proposals within the DMP are the most appropriate methodology that can be implemented in order to meet the requirements of Government legislation and the various interested parties, whilst also confirming that WCL will work to the best of their ability to limit the impact of the works on the Local Residents. Note
- 2.7 AGi advised that if Local Residents have any further comments on the DMP, then they should write to the Planning Obligations Team, with contact details to be circulated by AGi. LBC
- 3.0 ANY OTHER BUSINESS**
- 3.1 It was confirmed that Potteries Path will remain open for the duration of the Phase 3 Demolition Works. Note
- 4.0 NEXT COMMUNITY WORKING GROUP**
- 4.1 **Meeting Date to be arranged (likely to be arranged immediately prior to the commencement of the Phase 3 Demolition Works), via Zoom, with IP to issue calendar invites accordingly.** IP