

A2Dominion Group
156 West End Lane, West Hampstead

COMMUNITY WORKING GROUP MINUTES

Issued by Silver
Zoom Virtual Meeting
Wednesday 5th May 2021 at 17:00

ATTENDEES

David Brescia (DB)	Local Resident
Julie Kerr (JK)	Local Resident
Janet Grauberg (JG)	Local Resident
Vicki Doe (VD)	Local Resident
Ian Ferrie (IF)	Local Resident
Bridget Shaughnessy (BS)	Local Resident
Vicki Bick (VB)	Local Resident
Agnes Peyser (AP)	Local Resident
Juliet Simmons (JS)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Bridget Dunne (BD)	Local Resident
Joseph Black (JB)	Local Resident
Cllr Nazma Rahman (NR)	London Borough of Camden (LBC)
Allen Gillespie (AG)	London Borough of Camden
Alan Shad (AS)	Astir Living Limited (ALL)
Rob Wyke (RW)	Astir Living Limited
Jonathan Sutherland (JSu)	A2Dominion (A2D)
Ian Rolt (IR)	A2Dominion (A2D)
Lee Bircumshaw (LB)	Henry Construction (HC)
Maria Cunnea (MC)	Henry Construction
Nick Bohane (NB)	Instinctif Partners (IP)
Tony Iannaccone (TI)	Silver (Slv)
Dillon Bourke (DBo)	Silver (Slv)

ACTION

1.0 INTRODUCTION/PROGRESS UPDATE/MATTERS ARISING

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| 1.1 | <p>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.</p> <p>It was noted that Ben Emmerson had offered to act as an independent Chair for CWG workshops, however was unable to attend this meeting. TI (CEO of Silver) advised that he had volunteered to act as the Chair until Ben returns.</p> | <p>Note</p> <p>Note</p> |
| 1.2 | <p>ALL were introduced as A2D's Development Partners, being represented at this meeting by AS and RW.</p> | |
| 1.3 | <p>HC were introduced as the Demolition Contractors for Phase 3 Demolition Works. HC were represented by LB and MC at this meeting.</p> <p>It was advised that MC would be the point of contact for the Local Residents whilst works are ongoing, with associated contact details to be circulated by NB.</p> | <p>Note</p> <p>IP</p> |

- 1.4 TI presented HC's programme of works, with details of the durations of the elements of works being carried out for the demolition. It was noted that structural demolition works are currently projected for an 8-week period. Note
- In addition to the above, indicative durations for elements of works were included on this programme, with a 106-week overall period noted. Note
- It was advised that HC have now taken possession of the site, with a copy of the programme appended to these minutes for reference. Note
- 1.5 Reference was made to the asbestos removal, which is currently scheduled to commence on week two of the programme. It was confirmed that all asbestos removal would be carried out strictly in line with HSE guidelines. Note
- 1.6 It was acknowledged that LB Camden had approved the crushing of demolished materials via the approved Demolition Management Plan. HC advised that the crushing would occur for approx. four weeks towards the end of the Structural Demolition. A muncher will be used to break down materials throughout the demolition to limit the noise emitted at crushing stage. Note
- 1.7 Reference was made to the wall on the development-Lymington Road boundary. Photographs were presented which showed the current levels of the site to be significantly below the top of the existing boundary wall, ensuring that the required 2.4m minimum height of the wall from the development side can be maintained to most areas of the wall. Where this cannot be achieved, ALL have proposed installing trellis to the top of the development-side wall to ensure that this height is achieved. It was advised that these proposals are noted as preliminary at present, with comments from the Local Residents welcomed. A copy of this proposal is appended to these minutes. ALL
- It was noted that, due to the good existing condition of the boundary wall, it is not anticipated that significant works will be required to this area. Note
- 1.8 Reference was made to the air quality and dust monitors which are currently installed on site and will be in place for the duration of the development. A briefing note for these monitors is appended to these minutes, which sets out the following: Note
- The agreed limits for noise and dust emissions.
 - How the limits are set.
 - Where the monitors are located.
 - What happens in the event of an exceedance to the limits.
 - How the Local Residents can review the readings.
- MC confirmed that, in the event of any issues, the Local Residents can contact her to discuss. Note
- 1.9 It was advised that the vehicular movement routes have been agreed with LB Camden via the Construction Management Plan, with the gates (and banksmen on these gates) into the site being set back from West End Lane in order to mitigate against congestion. Note

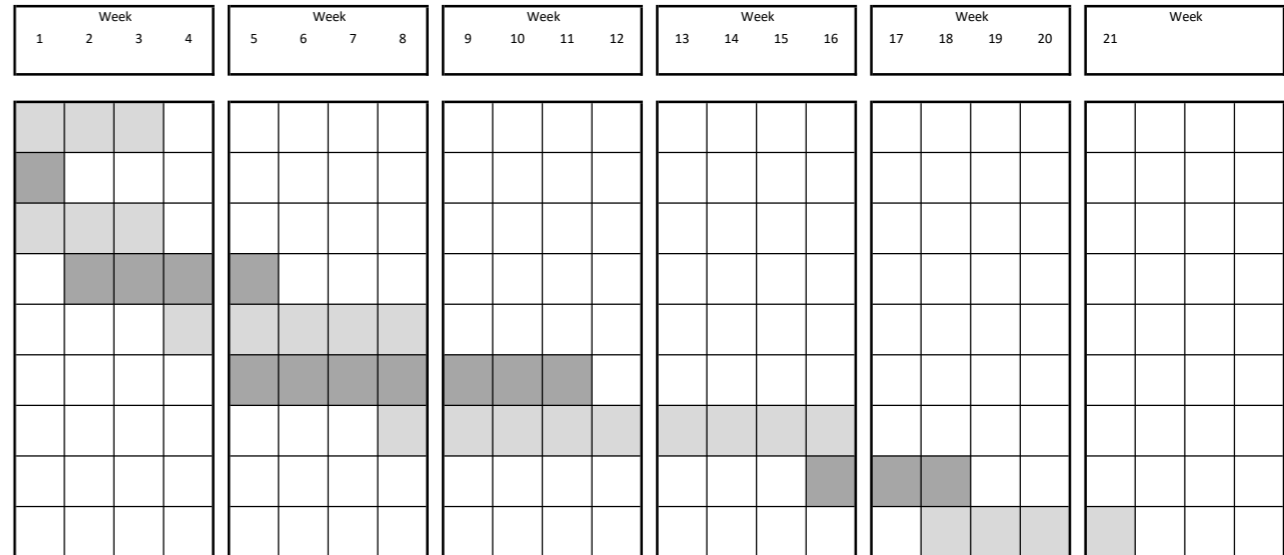
2.0 LOCAL RESIDENT QUERIES

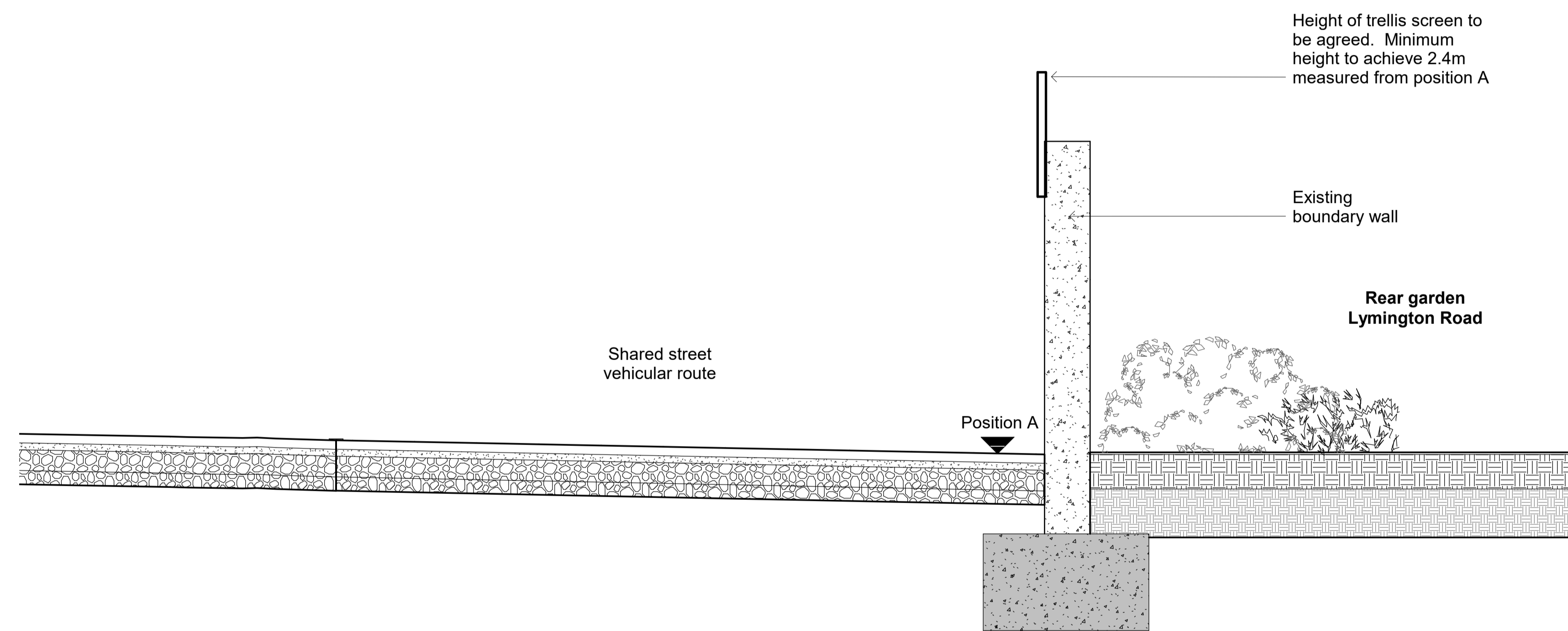
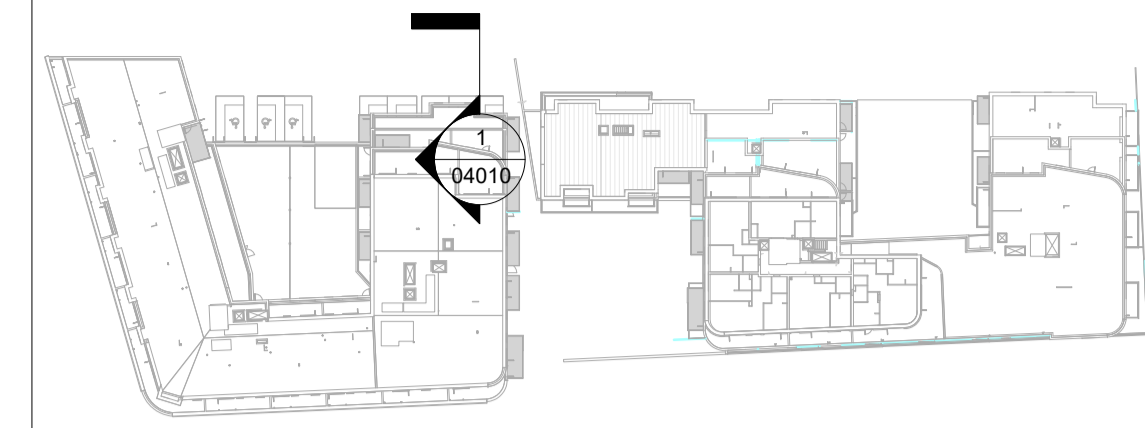
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| 2.1 | AP noted traffic issues currently being experienced on West End Lane due to works being carried out by Thames Water, which are anticipated to conclude in May 2021. HC advised that they will carry out careful traffic management to ensure that any further disruption is mitigated as much as possible, with it being noted that there will be minimal lorry movements for the first few weeks of the works. | Note |
| 2.2 | Further to the issues noted in minute item 2.1, JG advised that access to the site may be restricted by the Thames Water works. ALL and HC to liaise with Thames Water to ascertain any restrictions. | ALL/HC |
| 2.3 | JS queried the extent of the use of the muncher. HC advised that this shall be implemented to break down the demolished masonry currently stockpiled on site, in order to limit the noise when crushing these materials. HC also advised that the munching of materials will only commence from week eight of the works. | Note |
| 2.4 | BD queried the application made to LB Camden in respect of Potteries Path. ALL advised that the application made is only in respect of timings that they will carry out the work to this area and that overall works can start on site whilst this application is being considered by LB Camden. | Note |
| | BD also queried the impact of crushing in respect of dust and vibration emissions. It was acknowledged that the use of crushing had been approved by LB Camden, with movement monitors also in place (in addition to the air quality and noise monitors) to the Lymington Road properties that directly adjoin to the site, to monitor if any vibration from the works impact upon the structural integrity of the buildings. It was requested that access is provided to take a further reading of these monitors to provide a baseline against any seasonal movements that may have occurred since the first baseline was taken. HC to liaise with the Local Residents to arrange access. | HC |
| | In respect of the dust as a consequence of munching and crushing, it was confirmed that, in addition to the mitigation measures contained within the Demolition Management Plan, HC would be using misting cannons and dust busters to further dampen down the emission of dust throughout these works. The dampening down of the stockpile will be carried out regularly by HC. | Note |
| 2.5 | A number of residents on the north side of Lymington Road advised that they had experienced significant vibration at their properties during the Phase 1 & 2 Demolition Works and requested that movement monitors are placed on their properties. ALL and HC to review options and advise what can be done. | ALL/HC |
| 2.6 | Reference was made to the removal of the existing substation, with ALL advising that discussions for the disconnection of this are ongoing with UKPN. It was advised that the existing substation will remain in place throughout the Phase 3 Demolition to provide temporary power until the new substation is installed. | Note |
| 2.7 | DB queried as to whether Schedules of Conditions had been done, with TI confirming that they had been carried out to the Lymington Road properties that faces directly onto site. | Note |

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| 2.8 | JK highlighted communication concerns, with NB to recirculate the scheme website details again for reference. In addition, it was advised that MC was now in place to be the main point of contact for the residents going forward on the scheme, with any concerns to be raised via MC. | Note |
| 2.9 | Reference was made to the wall alongside Potteries Path, with it being acknowledged that this is owned by A2D. Details of works to Potteries Path will be submitted against the related Planning Condition when appropriate. | Note |
| 3.0 | NEXT COMMUNITY WORKING GROUP | |
| 3.1 | 2nd June 2021 at 17:00 , to be held via Zoom, with a link to be sent accordingly. | IP |

156 WEL - Demolition and Site Clearance Programme

1	Secure Site / Erect Hoarding /Form Safe Access & Egress Routes	Wk1	Wk3
2	Site Surveys	Wk1	Wk1
3	Locate / Identify / Make Safe Existing Services	Wk1	Wk3
4	Asbestos Removal (non-notifiable)	Wk2	Wk5
5	Soft Strip	Wk4	Wk8
6	Temp Works Installations	Wk5	Wk11
7	Structural Demo	Wk8	Wk16
8	Grub Up Buried Structures / Services	Wk16	Wk18
9	Form Piling Mat	Wk18	Wk21
10	Substructure	Wk18	Wk34
11	Superstructure	Wk29	Wk60
12	Main Roof	Wk56	Wk76
13	External Envelope	Wk50	Wk94
14	Internal Fit-out	Wk58	Wk101
14	Project Completions	Wk96	Wk106

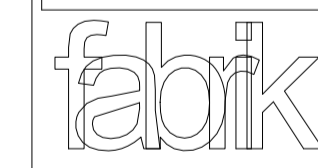




1 Lymington Road Garden Boundary Wall
Scale 1:25

Notes
 1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
 2. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing.

No.	Date	Reason	Name
A	210326	For Design Information	



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Project
West End Lane for Astir

Drawing
Typical Section Through Nos. 2-10 Lymington Road

Scale	Date	Approved	Checked	Drawn
As indicated@A1	03/18/21	PB	PB	DJK

Project No.	Drawing No.	Revision
D3001	0001-L-FAB-DRG-90-04010	A

- Preliminary
- Issued for Planning Approval
- Issued for Construction
- Issued for Design/Information
- Issued for Tender
- As Built

West End Lane – Air Quality & Noise Monitors Briefing Note

Question	Noise	Air Quality
What is the agreed limit?	75 decibels over a 10 hour period.	One month (reporting period) average concentrations exceeding 40µg/m ³ Or 24-hour average concentrations exceeding 50µg/m ³ Or 15-minute concentrations exceeding a threshold of 200µg/m ³
How is this limit set?	By the Assessor (ACCON UK) in accordance with the guidance provided by British Standards 5228-Part 1 and agreed by LB Camden Council.	By the Assessor (ACCON UK) in accordance with the guidance of the National Air Quality Objectives and agreed by LB Camden Council.
Where are the monitors located?	Two monitors for both noise and air quality are installed, one to the boundary wall on the Network Rail line near to West End Lane and one to the boundary wall on the Lymington Road side near to the rear of the site. Please refer to the photographs below for clarity.	
What happens if there is an exceedance?	The Site Manager and the rest of the site team are immediately alerted to an exceedance via email/SMS and shall investigate the cause. If the cause is due to site activities, then the offending activity will cease immediately, with requisite mitigation measures to be put in place before activities in the area can recommence.	
How can I (resident) review the readings?	Monthly reports are provided by the Assessor, which will be uploaded to the website upon receipt. This will be uploaded prior to each monthly CWG.	



