

Minutes

Title	100 Avenue Road – Construction Working Group 04
Project	100 Avenue Road (Swiss Cottage)
Date	07/03/19
Location	The Winch
Time	18.00-19.30
Chairman	Juey Thanyakittkul

Attendees	
Juey Thanyakittkul (J.T.)	Essential Living (EL)
Camilla Lesser (C.L.)	Essential Living (EL)
Gabriel Stetco (G.S.)	John F Hunt (JFH)
Nick Ward (N.W.)	John F Hunt (JFH)
Daniel Sweeney (D.S.)	John F Hunt (JFH)
Chet Thapa (C.T.)	John F Hunt (JFH)
Abbas Raza (A.R.)	Transport for London (TFL)
David Reed (D.R.)	SSCAG
Eric Peel (E.P.)	SSCAG
Edie Raff (E.R.)	CHRA
Steve Adams (S.A.)	Camden Councillor
James Renwick (J.R.)	Camden Council S106 Manager
Allen Gillespie (A.G.)	Camden Council CMP Enforcement Officer
Luisa Porritt (L.P.)	Belsize Councillor
Heather Akif (H.A.)	Central School of Speech and Drama (CSSD)
Emma Willis (E.W.)	The Winch
Alex Andrews (A.A.)	The Visage
Kitty Balint-Kurti (K.B.)	Local Resident
Dr Martin Abbas (M.A.)	Swiss Cottage Surgery

#	Item	Who	When
1	Introductions		
1.1	J.T. introduced the purpose of the CWG and did a round of introductions.	NOTE	
2	Chair		
2.1	J.T. highlighted that the Considerate Contractors Scheme (CCS) declined the offer to chair the meeting	NOTE	
2.2	J.T. proposed that the residents put forward a list of candidates to EL, and equally EL would think of some options to table at the next Construction Working Group.	NOTE	

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2.3	S.A. explained that this was a wider issue on a lack of framework in place by Camden on Construction Working Groups	NOTE	
3 Dashboard Report			
3.1	JFH summarised the programme in the coming period. An exceptional load in the form of a crane is being delivered on site Thursday 14 th March. Discussion over whether bringing it in early would be beneficial. It was agreed by all residents present that before 7.45am would be preferable as this is perceived as a spike in commuter traffic. The vehicle carrying the crane should also have departed before 4pm to avoid rush hour traffic and the school run. The crane will need to go into site in reverse and will come out of site in forward gear. It will be escorted by 6 marshals and gates and barriers will be used for pedestrian safety. The movement should take about 5 minutes to get onto site.	NOTE	
3.2	S.A tabled the idea of mapping out any exceptional loads expected over the rest of the demolition phase. This would be preferable to meeting by meeting updates. JFH to provide.	JFH	04.04.19
3.3	JFH highlighted that hard demolition would begin in the next week or so. The scaffolding will also come down sequentially with the building, always staying about 2m higher. The scaffold design has been subjected to the appropriate engineering checks.	NOTE	
3.4	K.B. requested an update on pest control. JFH confirmed that they had an agreed pest control plan with Camden Council which they have implemented.	NOTE	
4 Monitoring			
4.1	D.S. went over the environmental monitoring for the period with the group. He explained that the Winchester Road monitor remained below the trigger level. On the monitor by our site the PM10 levels were exceed last Friday, Saturday and Sunday, starting at 11pm so were not linked to construction works and could be explained by night time utility works or atmospheric changes. J.R. asked the council to elaborate.	Camden	04.04.19
4.2	D.S. explained noise exceedances occurred at 2 points over the last month, but these averaged out over the day to not equate to a limit breach.	NOTE	
4.3	D.S. explained the vibration monitor in the Hampstead Theatre basement recorded an exceedance at 10.45pm last Saturday. This was not linked to the construction work and could be to do with a loud tube train or utility works.	NOTE	
4.4	S.A. and M.A. asked for noisy works to be mapped out for the demolition phase. D.S. said they could attempt to map out any noisy periods using noise mapping software. JFH will bring this report to the next CWG. N.W. also pointed out that the direction of the wind/amount of sound deadening insulation used will affect the noise heard from different directions.	JFH	04.04.19
4.5	EL informed group that noisiest works are likely to be breaking of slabs and the piling work in the basement. The current programme allows for piling to commence during the summer months the theatre has no shows playing.	NOTE	

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4.6	Live monitoring results can be found on www.theatresquare.info under the Environmental tab.	NOTE	
5 Vehicle Movements			
5.1	D.R. criticised TfL for not allowing EL to use the A41, forcing them to use the local roads which are far more dangerous. A.R. responded on behalf of TfL that Essential Living are currently working with the developer to allow access and a pit lane. This should reduce movements via local roads. A.R. explained the process and that the matter was with the bus team for discussion. All residents agreed that the bus stop outside the tube (bus stop D) had been suspended before and it was their preference to close the bus stop (which had been done before for Thames Water works and worked well) in order to minimise vehicles through the market and local roads. S.A. said that presumably TfL had a bit more flexibility on agreeing projects from the A41 now that CS11 was no longer progressing. A.R. agreed.	NOTE	
5.2	E.R. and A.A. asked if the parkland exit onto the A41 would also be used as an access to site from the A41. J.R. replied it could be used as an entrance but this counts toward the total 14 vehicle movements a day. EL confirmed that whichever entrance or exit was being used, no more than 14 movements a day would occur.	NOTE	
	K.B. asked what constitutes a vehicle movement within the CMP – only the large 7.5t lorries? JFH agreed that the caps were indeed set for the larger vehicles, and smaller goods trucks were not technically capped. K.B. asked what would happen if the contractor suddenly bought many of these smaller builders' trucks on site. J.R. if the contractor were to be seen to abuse the CMP, the Council would step in.	NOTE	
	K.B. requested that an option to install a CCTV camera or number plate recognition on the entrance gate to site be explored. This would allow anyone to login and keep the contractor in check with the CMP. EL said that they would explore this option. E.R. supported installation of CCTV.	EL	04.04.19
	K.B. asked about the rules with construction vehicles parking on the roadside. J.R. replied that this was a matter for Camden Council's parking enforcement team.	NOTE	
	JFH missed a column from their predicted vehicle movement. This will be circulated along with the meeting minutes.	EL	04.04.19
	JFH informed the group of the activities in the coming week. Monday and Tuesday will be relatively busy due to plant deliveries. Wednesday will be predominantly smaller vehicles as they try to avoid the market. Thursday the crane will be delivered.	NOTE	
6 Complaints			
6.1	E.R. tabled that reversing vehicles had been seen in person but when this is raised with EL, it becomes a 'he said, she said' battle if there was no photographic evidence.	NOTE	
6.2	D.R. sent in a photo of a scaffolding vehicle waiting. JFH explained that this had been logged as an incident but their movement at this time was being hindered by a white van which didn't belong do them and was outside of their control.	NOTE	

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7 CMP			
7.1	L.P. asked what mechanisms were in place to revise the CMP, as presumably if TfL agreed to all access from the A41, this would be a substantial change. J.R. replied depending on how to change was perceived it may or may not be brought forward to planning committee, this is an issue discussed at members briefing. A.A. and S.A. said that if it was seen as advantageous, residents would happily push through a better proposal.	NOTE	
7.2	A.A. requested clarity over timelines for agreement from TfL for vehicles to come off the A41. TfL to update residents.	TfL	04.04.19
8 AOB			
8.1	E.R., D.R. and K.B. stated that they disliked the name Theatre Square. S.A. suggested in the future perhaps there could be an open discussion with the locals about the naming of the building. A.A. stated that she liked the name Theatre Square.	NOTE	

Next Meeting	6pm, 4 th April 2019
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