

MEETING MINUTES

Mount Anvil - CWG Meeting #5 14th September 2016

Attendees:

Mari Chisholm (MC) – MA Community Liaison Officer - **Chair & Minutes**
Richard Chalmers (RC) – MA Project Manager

Cllr Gio Spinella (GS) – LB Camden
Emily Brettle (EB) – Red Frog Platt's Lane & Community Co-Chair
Rupert Terry (RT) – Ferncroft Avenue
Simon Heather (SH) – Ferncroft Avenue
Jane Craxton (JC) – Craxton Studios
Adrian Barratt (AB) – St Luke's School
Nancy Mayo (NM) – RedFrog
Hazel Finn (HF) – Heath Drive Substitute
Paul Tobias (PT) – Westfield Apartments Substitute)
Susan Reizenstein (SR) – Heath Drive
Dr Sultan Gangji (SG) – West Heath Lawn Tennis Club
Avril Kleeman (AK) – Heath & Hampstead Society

Apologies:

Isabel Langtry, Samantha Beschizza, Moira Duncan, Maryam Alaghband, Neil Lawson-May, Penny Davis

Distribution:

All above plus
Those on the e-mail distribution list

| | Item | Action | Date |
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| 1. | Introductions | | |
| | MC introduced Paul Tobias as a member of the Board of Directors for Westfield Apartments. Paul attended in Alan Sanders' absence. | | |
| 2. | Apologies of Absence | | |
| | As above | | |
| 3. | Traffic Management Plan – TTO & Parking | | |
| | EB – the current Traffic Management Plan is working well with deliveries to site being made between 09:30am-15:00pm. By 9.30am rat run traffic has decreased significantly and the school | | |

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| | <p>day has already started. The inclusion of the gyratory will cause traffic and confusion on residential roads. Residents do not want to use the gyratory system as it will effectively create traffic. Finchley Rd is very congested and so the gyratory would significantly increase journey times for residents.</p> <p>AT – There has definitely been a decrease in the traffic and commuter parking along Kidderpore Avenue since MAS have started works</p> <p>PT – When will the TMP come into effect?</p> <p>RC – We are still awaiting sign off from LB Camden</p> | | |
| | <p>SH – Are you still planning to work within the restricted hours? (9:30-3)</p> <p>RC – Yes, due to the close proximity to St Luke’s and St Margaret’s Schools. Finchley Road is too heavily congested before 9:30am so it makes sense to delay deliveries until then.</p> | | |
| | <p>NM – What effect is the traffic having on commuters?</p> <p>RC – This will ultimately have an effect as there will be more vehicles in local vicinity however deliveries will miss the rush hour traffic due to restricted hours</p> | | |
| | <p>GS – Will there be an increase in deliveries?</p> <p>RC – Yes, as more trades come on board we will expect more deliveries to site</p> | | |
| | <p>GS – The TMP has been put in place to protect residents</p> | | |
| | <p>SR – Would like to raise concerns about the environmental impact of vehicle deliveries along Heath Drive, I am happy for monitors to be put in my front garden</p> <p>MC – This would not show an accurate reflection of what effects construction works are having along Heath Drive due to other construction activities in the area, therefore, results would not be fair</p> <p>SR – Can we ask drivers to turn their engines off when stationary and can we silence the reversing alarm on the vehicles?</p> <p>MC – We are unable to do this as these warning alarms are a safety measure and must be used by law</p> | <p>RC – Tool Box talk held with subcontractors to discuss driver etiquette and site rules</p> | |
| | <p>SR – The signs along Finchley Rd are barely visible as they are really small</p> | | |

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| | <p>RC – These have been put in place by LB Camden, we can speak to them to see if anything can be done about this</p> | | |
| | <p>SR – Drivers sometimes back up into Bracknell Gardens, can this stop?</p> <p>RC – If drivers are asked to leave site the easiest thing for them to do is to reverse into Bracknell Gardens as the alternative would be to drive to site and turn around</p> <p>RT – You should use regular drivers who understand the site rules and routes</p> | | |
| | <p>EB – There were earlier talks about use of a consolidation centre, will this still be used?</p> <p>RC – No, we will be using a ‘just in time’ system that ensures deliveries arrive at an allocated time</p> | | |
| | <p>AK – The parking suspensions along Kidderpore Ave are confusing. If the TMP / suspensions do not work and people are still ticketed, what do we do?</p> <p>RC – You will need to contact LB Camden as it is their highway network and they are the issuers of the ticket. We will try to help where possible and have already put drawings under each suspension notification as well as red and white barriers in suspended bays to help assist residents and visitors</p> <p>AB – Always follow signage rules to be on the safe side</p> <p>EB – Can you speak with LB Camden about ticketing as the signage is so confusing?</p> <p>RC – Yes. Parking spaces along Kidderpore Ave have been freed up since we started working which is good. We have seen a massive decrease in subcontractor parking from neighbouring sites</p> | | |
| | <p>AB – Do you intend to extend delivery hours? If you do please consult with schools in advance</p> <p>RC – MA do not intend to, however we may have deliveries to site in the evenings to avoid congestion and mitigate disturbances this would include crane deliveries etc.</p> | | |
| | <p>SH – Can you give more than 24 hours’ notice to residents if you have any deliveries in the evenings</p> <p>MC – Of course</p> | <p>MC – We intend to send bulletins and emails out</p> | |

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| | <p>GS – Will shorter hours affect the construction programme?</p> <p>RC – No, we have factored this in and we are still currently on track to complete Q4 2018</p> | | |
| | <p>SR – East Heath Rd is currently closed which will cause some congestion in the area in the mornings</p> <p>MC – we will monitor the situation and respond accordingly if needs be</p> | <p>East Heath now open - temporary traffic lights in place.</p> | |
| | <p>EB – The road sweeper is working very well; the roads are always clean as well as the pavements</p> | | |
| | <p>It was agreed that the traffic situation would be kept under review.</p> | | |
| 4 | CMP | | |
| | <p>RC – still awaiting sign off of the CMP & TMP</p> | | |
| | <p>EB – Residents were surprised that works had started without the sign off of these documents</p> <p>MC – MA have been liaising with LB Camden regularly and they are aware of all works that we have undertaken thus far. We have satisfied a number of planning conditions that enabled us to start some works</p> | | |
| 5. | Construction Programme | | |
| | <p>RC – The listed buildings are very old and we are undertaking a number of asbestos surveys. We have demolished QMH and will shortly commence demolition of Rosalind Franklin and Lord Cameron Hall. Scaffolding and hoarding will be wrapped around these buildings to reduce the spreading of noise and dust</p> <p>QMH had minor asbestos and a much deeper mass of concrete under the ground floor slab. MA have now broken this slab up and this crushed material will be used to form pile mats</p> | | |
| | <p>AT – The demolition of QMH did cause some dust but MA have had window cleaners out to address this</p> | | |
| 6. | Marketing & Hoarding | | |
| | <p>The planning documents submitted to LB Camden for the hoarding design was shared with the group.</p> | | |

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| | MC – talked through the document with the CWG (Appendix1). Members were pleased with the overall design and liked the idea of the green wall. Members suggested having benches instead of logs for elderly locals for the recessed seating area. | | |
| 6. | AOB | | |
| | Croft Way Wall | | |
| | A document was shared with the group about the dismantling and rebuilding of the wall in Croft Way. (Appendix 2) | | |
| | NM – Can you not just add mortar to the wall? MC – No, the wall is not structurally sound and needs to be rebuilt for safety reasons | | |
| | RC – We will make sure like for like bricks are used for the reconstruction of the wall. We hope that most of the bricks will be salvageable but we will not know until we start to dismantle | | |
| | RT – Is it just a section of the wall that will be taken down and rebuilt? RC – West Heath Lawn Tennis Club owns part of the wall and we are working with our party wall surveyors | | |
| | EB – Will vegetation along Croft Way stay? RC – Yes | | |
| | RT – Will the streetlights stay? Will the wall still have its protruding columns? MC – Streetlights will not be affected. I need to double check whether columns will remain | | |
| | RC – Wall will be taken down shortly, we will notify you all in advance | | |
| | SR – Where will bricks be stored? RC – In storage | | |
| | Maynard Wing Clock | | |

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| | <p>A document was shared with the group about the refurbishment of the Maynard Wing Clock Tower (Appendix 3)</p> <p>MA intend to refurbish the clock and add another face on the opposite side. The clock will be slightly illuminated in the evenings</p> | | |
| | <p>RC – The clock needs to be completely refurbished. The clock currently has no face and the mechanisms inside do not work.</p> | | |
| | <p>RT – Will the clock be visible to residents</p> <p>MC – Yes only those who can currently see the clock</p> | | |
| | <p>RT – Speak to Jessica LC and Dr Lilly about the clock as they may have historical images</p> | <p>The refurbishment of the clock will be discussed at the next CWG meeting.</p> | |
| | <p>Environment</p> | | |
| | <p>A document was shared with the group to show figures/statistics from the MA site environmental dashboard</p> <p>RC talked the group through the dashboards</p> | | |
| | <p>NM – Does the dashboard record PM10 levels?</p> <p>RC – NO, this is not a requirement</p> <p>RT – Is it possible to have this monitored?</p> | | |
| | <p>Nm – What tools are used to track dust?</p> <p>RC – Casella units, which are also used to track noise and vibration</p> <p>NM – How do you remedy dust spreading?</p> <p>RC – Water suppression is the best method</p> | | |
| | <p>AB – It may be good to include thresholds on the dashboard next time</p> | | |
| | <p>NM - Marketing material suggests there will be a shuttle bus to and from site for residents of the development this creates more pollution in the area</p> <p>EB – You should promote use of the local bus network</p> | | |
| | <p>Notes</p> | | |

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| | RedFrog met with MA Ecologists on 15 th September to discuss biodiversity on site after completion – the meeting was very beneficial for all. RT was given a site walk as well | | |
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| | Date of the next meeting November 1st Nov – 18:30-20:00 venue TBC | | |
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