

MEETING MINUTES

Mount Anvil - CWG Meeting #4 26th July 2016

Attendees:

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

Cllr Andrew Mennear (AM) – 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
 Alan Sanders (AS) – Westfield Apartments
 Susan Reizenstein (SR) – Heath Drive
 Avril Kleeman (AK) – Heath & Hampstead Society

Tony Allen (TA) – Community Consultant

Apologies:

Reverend Alistair Tresidder, Isabel Langtry, Samantha Beschizza, Moira Duncan, Adrian Barrett, Dr Sultan Gangji, Maryam Alaghband, Neil Lawson-May, Nancy Mayo, Penny Davis

Distribution:

All above plus
 Those on the e-mail distribution list

	Item	Action	Date
1.	Introductions		
2.	Apologies of Absence		
	As above		
3.	Traffic Management Plan – TTO & Parking		
	<p>RC opened the discussion by talking through the current proposal of the TMP which MA, TA, Momentum and LB Camden have worked on taking into account certain community comments.</p> <p>Momentum drafted a number of proposals for LB Camden. LB Camden then chose the plan they felt most supported the safe movement and control of traffic. The proposed plan would include the following being implemented:</p> <ul style="list-style-type: none"> - Kidderpore Avenue remaining open in a westerly direction only, between Platt's Lane and Kidderpore Gardens 	MA's TMP is under consideration by Camden.	

<ul style="list-style-type: none"> - Road between Kidderpore Gardens and Heath Drive would remain a 2way road - No left turn left turn from Finchley Road into Platt's Lane - An anti-clockwise gyratory biasing traffic to utilise Finchley instead of the residential highway network and control external vehicle movements in the area - Banned turns, in order to reduce/bias the flow of traffic to travel in a western direction along Ferncroft Avenue and other local roads - No southbound turn into Ferncroft Avenue from Platt's Lane <p>The number of parking bays to be suspended has now been reduced to only 21 bays which will accommodate access to site for larger vehicles near site gates.</p>		
<p>RC – BA are currently reviewing options to use Kidderpore Avenue to gain access to their site and no longer use Finchley Road.</p> <p>BA have approval to use Kidderpore Avenue as part of their 278 highway works but have not yet submitted a revised TMP to utilise Kidderpore Avenue</p>	<p>This has not yet been signed off by LB Camden however MA are in close communication with the site team.</p>	
<p>RC – Should BA be granted approval to use Kidderpore Avenue, the banned left turn from Finchley Road to Platt's Lane may be removed depending on the route used.</p>	<p>Awaiting further feedback from BA on this</p>	
<p>SH – Platt's Lane is very narrow and practically a 1-way road already, as cars park on one side of the road</p>		
<p>EB – It is very important that the TMPs of Mount Anvil and Barratt are coordinated, especially if BA is now considering moving its access to Kidderpore Avenue. How will BA turn into Kidderpore Avenue as swept path drawings provided by MA illustrated that this would be very difficult? This would also push traffic further up Platt's Lane at the same time as traffic is encouraged to go down Platt's Lane on the gyratory system to the Finchley Road. BA should be encouraged to use the Finchley Road access currently used for as long as possible.</p>	<p>BA to hold residents' meeting 18 August to describe plans.</p>	
<p>Residents expressed concerns about having 2 sets of construction traffic along Kidderpore Avenue and within the local highway network.</p> <p>Residents were also concerned about the no left turn from Finchley Rd onto Platt's Lane being abandoned, as this is part of the gyratory and had been supported for MA plans.</p> <p>TA – Could the banned left turn stay in place and allow construction vehicle access only for BA</p> <p>MC – We will need to look into this and suggest it to BA and LB Camden</p>	<p>MA have spoken to BA about residents' concerns which they will be addressing in due course</p>	

	<p>MC – Although MA & BA meet regularly to discuss both projects BA are best placed to discuss the finer details of their plans with the community</p>		
	<p>RC assured members that whatever decisions are made LB Camden’s priority would be safety of local residents and school children.</p>		
	<p>AK – Will deliveries to Westfield be taken into consideration?</p> <p>RC – Mount Anvil have been liaising with Alan Sanders and using information collated from Westfield to inform our TMP and deliveries will be given access to Kidderpore Avenue</p>		
	<p>AM – Will the CPZ stay the same between 12:00-14:30</p> <p>AK – Will commuters be able to park in the bays?</p> <p>RC – The CPZ will not change and MA hope that by effectively controlling the road commuter and sub-contractors from neighbours will be deterred from parking in the area</p>		
	<p>RC – The last plan that was shared with the CWG showed that 50 bays were needed to be suspended, this has now been revised and only 21 crucial bays will be suspended</p>		
	<p>EB – Can you shed some light on the marketing parking bay that MA submitted as part of the marketing suite planning application</p> <p>MC – The information regarding the disabled parking bays outside of Bay House which were included as part of the marketing suite planning application was originally part of the design and access statement for the marketing suite. By law MA needed to show how we would accommodate disabled or vulnerable road users visiting the site. Mount Anvil do not have any intention of taking bays away from the local residents and then giving to site visitors.</p>		
	<p>RT – When will the marketing suite be opened</p> <p>MC – January 2017</p>		
	<p>JC – Does the marketing suite need to be on-site?</p> <p>KP – Yes it does as we would like visitors to get a feel for the local area, most construction companies have marketing suites on-site unless it is impractical for H&S reasons</p>		
	<p>AM – If cars are in suspended bays does MA have the power to move them on?</p> <p>RC – Yes, the TMP will help control/enforce this</p>		
	<p>RT – Will tradesmen be allowed to park in suspended bays?</p>		

	RC – No, these bays will be suspended for all vehicles		
	SH – MA need to ensure that the use of Kidderpore Avenue and the surrounding roads is well co-ordinated between MA and BA		
	EB – If this doesn't work can it be amended? KP – MA and BA have a good working relationship so there is no reason why it shouldn't work. We anticipate this to run smoothly		
	SH – When will this be implemented? RC - MA are hoping that this will be in place by w/c 22 nd August. Once approved the TTO will be advertised in the local papers for 2 weeks before being implemented. MA would need to submit on a Tuesday for publishing on a Thursday and posted for a 2week period and will then have a week to implement		
	AM – Would this be for 25 weeks? RC – We have been consulting with both St Luke's and St Margaret's schools about this. Once we have a firm plan in place we will discuss with them further. We had wanted to start these works during the summer holidays to avoid disruption to the local schools however we are slightly behind programme as we are waiting for a few pre-commencement conditions as well as the TMP and CMP to be approved		
	AM – Some form in kind for the local schools may help to appease their willingness to allow longer hours to be used KP – What forms of kind would you recommend? We can provide health and safety training for school staff at Mount Anvil's Centre for Excellence and provide support where we can from a community liaison perspective		
	AS- Will cones be put in place throughout the day? RC – We will need to have some barrier restrictions in place whether it be orange fencing or cones		
	AM – Will Kidderpore Avenue be 1 or 2 way outside of working hours? KP – TTO's are normally in place throughout the entire construction phases AM – 1 way roads are normally driven down a lot faster than 2 way roads AS – A mock speed camera could help to control this		

	KP – Our Traffic marshal presence an 10mph should be very effective, MA will monitor the situation		
	AS – When will we know what’s happening? AM – I will chase the LB Camden Highways team on this	Firm proposal to be put to August CWG meeting.	
	EB – Once we have an approved plan will MA circulate it to the community? MC – Yes of course, we will also upload this to our community website and inform residents via email and newsletter		
	EB – A lot of money was spent on the printing and distribution of the last plan to the wider community and the financial contribution of £10k from MA has almost finished, is there any possibility that MA would be willing to provide a further £3000? KP – Once the contribution has been exhausted TA or EB can send requests for further works to be done to MC. We will then discuss this internally before agreeing. MA are happy to extend the contribution by £3000 only, as requested		
4.	CMP		
	EB – What stage are we at with the CMP? MC – MA recently received feedback from the transport and environment departments on this. We are currently updating the CMP before re-submission to LB Camden. We believe that once these sections are updated the CMP will be approved, MA are just waiting to include the TMP but that section is reviewed by those approving the TMP. MA are happy to share this accordingly		
5.	Construction Phasing		
	No questions		
6.	Environment and Trees		
	AM – With regards to air quality what will happen if someone complains? RC – We have installed 3no. monitors around the site boundary that monitor in real time, should we exceed expected levels we will be alerted and will stop works to review the procedure		
	SR – I can offer my front garden as a monitoring spot RC – Kings College still have monitors at Swiss Cottage roundabout that monitor 24/7 which we can also use. The site has permanent power and we do not expect to use diesel generators which most site do		

	<p>EB – School children in the playground and using the tennis courts are a worry, in terms of air quality</p> <p>RC – We have been speaking to the schools about our real time monitors and could possibly share information with them as and when necessary</p> <p>MC – Once the site is live we will have environmental dashboards that we could post on the website on a quarterly basis to keep the community informed on our performance</p> <p>AM – The community will trust you more if you shared information and stats about air quality and vibration etc. This would be beneficial in showing MA’s transparency and openness</p>		
6.	AOB		
	<p>SR – Will newsletter be posted online?</p> <p>MC – Yes, people can opt out of having hard copy newsletters sent to their houses but we will continue to letter drop as not everyone is online</p>		
	<p>AM – People know that something is happening on this site they just are unsure as to when</p> <p>RC – Now intend to update the community once documents/plans are approved</p>		
	<p>AK – Do we have all residents email address or contact information?</p> <p>MC – Yes, we have an e-mail distribution list which we use to send information out to the wider community should they wish to be added</p>		
	<p>EB – MA has already agreed to send newsletters to posted addresses</p> <p>MC – We will do for the next letter drop</p>		
	<p>RC – As we have missed our start date of early July we are slightly behind programme</p> <p>KP – We were due to start in July and finish Nov 18, the programme will still run for 2 ½ years it may just be delayed by a month or so</p>		
	<p>EB – Members of the CWG want to see the site’s Ecologist</p> <p>MC – I will get a date in the diary for NM and RT to meet with our Ecologists on site</p>		
	<p>EB - How will canopies in the streets be protected from large construction vehicles?</p>		

	KP – LB Camden Tree Officer is very dedicated and we will work with him to ensure that canopies are protected		
	SR – Will MA be introducing new trees to the landscaping scheme? RC – Yes, 28 native and non-evasive native trees will be introduced		
	RT – The metal heras fencing along Croft Way is unattractive; can anything be done about it? Mc – we will look into this however our priority here will be to safeguard the public from the weak structured wall KP – As the wall is listed we need to be very careful about protecting it. We are working with the LB Camden conservation officer on this		
	AM – How does the works lane and the cones work for residents? RC – These will be used as a holding point and managed by our Traffic marshals EB – Will MA be writing to residents about this? RC – Yes we intend to should this plan get approved		
	AS – You may want to check how our waste collection vehicle manoeuvre, I believe they may reverse into Kidderpore Gardens	MC to look into this	
	EB – Will your development affect our broadband as ours is quite weak RC – No, we will be bringing our own lines in and will not be using BT but hyperoptic		
	EB – We have concerns about increase in traffic especially deliveries once the development is completed so initiatives eg to reduce number of home deliveries would be welcome. For example concierge to have a large fridge for deliveries where they can store multiple deliveries as on some other London developments. This may be beneficial for your development KP – On existing completed sites most residents leave keys with the concierge to set down deliveries in their apartments		
	Notes		
	MA to organise a separate meeting to discuss community contribution with community members who want to get involved	MC to organise accordingly	
	MA to invite Thames water to attend future CWG meetings as a stakeholder due to close proximity to site	TW have been invited to attend 2 meeting now with no response	

	Detailed Basement Construction not discussed as plan is yet to be finalised	Once finalised Mount Anvil will circulate to the CWG for information due imminently	
	AM – Important information to be displayed on site hording and via correspondence to local residents	MA agree	
	CWG meeting to be brought forward as many find the after 9pm finishes difficult especially for members who do not live in the area	CWG to trial 18:30-20:00 meetings	
	Date of the next meeting		
	31st August 2016 – 18:30-20:00 venue TBC		