

Minutes

Title	100 Avenue Road – Construction Working Group 07
Project	100 Avenue Road (Swiss Cottage)
Date	13/06/19
Location	Swiss Cottage Community Centre
Time	18.00-19.30
Chairman	Jason Birch

Attendees	
Jason Birch (J.B.)	Birch Consulting
Juey Thanyakittikul (J.T.)	Essential Living (EL)
Barry Coltrini (B.C.)	Essential Living (EL)
Jeremy Baker (J.B.)	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)
Chet Thapa (C.T.)	John F Hunt (JFH)
James Adams (J.A.)	John F Hunt (JFH)
Luisa Porritt (L.P.)	Camden Councillor
Leo Cassarani (L.C.)	Swiss Cottage Councillor
Tom Simon (T.S.)	Camden Councillor
Edie Raff (E.R.)	CHRA
James Renwick (J.R.)	Camden Council S106 Manager
Allen Gillespie (A.G.)	Camden Enforcement Officer
Alex Andrews (A.A.)	The Visage
Rashid Iqbal (R.I.)	The Winch
Elaine Chambers (E.C.)	WRRRA

#	Item	Who	When
1	Introductions		
1.1	Jason Birch introduced himself and gave some background as to his experience in the industry.	NOTE	
2	Dashboard Report		
2.1	G.S. gave a programme update that in the last period they had demolished from Level 3 down to Level 2. The actions over the next 4 weeks would be from Level 2 to Level 1 and Level 1 down to Ground.	NOTE	
2.2	G.S. flagged that a crusher will come on site at the end of June which will crush the material to be used as a base platform for piling. If they can crush on site this will mean less traffic movements down Winchester Road.	NOTE	

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2.3	T.S. asked for noise monitoring to be added to the dashboard report which JFH agreed to do. T.S. also said it would be useful to see the 24h reading rather than the 15 minute averages.	JFH	18.07.19
2.4	L.P asked about the breach on 1 st of July and if this could be explained by JFH? JFH explained that the brick wall was demolished right under this monitor at the time. There was a small breach before they repositioned the water suppression system.	NOTE	
2.5	L.P. spotted that the forecast schedule for 24/06 and 17/06 had been replicated. JFH to fix.	JFH	18.07.19
2.6	A.A. asked if the graphs could be colour coded based on exceedances. JFH to try and amend but graph is produced automatically.	JFH	18.07.19
2.7	G.S offered to do a PowerPoint presentation at the next CWG to show how to analyse the environmental monitoring data and get a graph in place that everyone is happy with. J.R. to ask if environmental health officer would like to attend next CWG.	JFH/CAM DEN	18.07.19
2.8	L.C. asked for all graphs on the same scale so that they are easy to compare to one another. L.C. also asked what happens when a limit is exceeded. JFH respond that they get an instant email notification.	JFH	18.07.19
2.9	R.I suggested having 4 graphs to the same scale on one landscape page to keep the dashboard report to a minimum size.	JFH	18.07.19
3	Monitoring		
3.1	E.R. asked about tree removal as a result of the parkland licence being granted. B.C. confirmed that the cherry trees will not be removed and as part of the licence EL will need to reinstate the land upon completion of the development.	NOTE	
3.2	It was agreed that the monitor on the Winch building would be moved as far down as possible. G.S. confirmed that JFH were waiting on a custom cage they had ordered in order to do so. This cage will prevent theft/H&S so does not fall onto passer-by.	NOTE	
3.3	G.S. confirmed that JFH use ULEZ compliant vehicles and stick to the limited vehicle movements resulting in overall impact on the area being kept to a minimum.	NOTE	
3.4	L.C. suggested adding a section in the dashboard report to document any exceedances and then how they were dealt with and closed out.	JFH	18.07.19
3.5	L.P. asked how many breaches or exceedances needed to occur from the Council's perspective before the enforcement team acted. J.R. replied that the Council generally act if they see the same issue persisting and not being addressed by the developer/contractor. From a process side there is a Camden enforcement meeting every Monday to see if any incidents have occurred.	NOTE	
3.6	E.R asked: which is noisier piling or demolition? JFH responded piling should be quieter than demolition as we are using rotary piling.	NOTE	
3.7	JFH flagged that there will be some minimal vibration from end of June to end of July as they break out the existing foundations.	NOTE	
4	Vehicle Movements		

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5.1	G.S. stated that over the last period the number of vehicles to and from site were significantly under the 7 in and 7out limit.	NOTE	
5.2	E.C. asked for a camera somewhere on Winchester Road as felt there are not enough banksmen. L.C. felt the burden of policing shouldn't fall entirely on the residents. B.C responded that they have asked a banksmen to be stationed on the corner of Winchester Road and Eton Avenue to address E.C.'s concerns. J.R. and A.G. said banksmen were a good enough measure by the developer and banksmen were better for dealing with immediate issues. R.I uncomfortable with the idea of a camera filming Winchester Road.	NOTE	
5.3	J.R. said Camden were looking into vehicle tracking software to monitor movements, however he does not know if this will be progressed enough to come into play on this site.	NOTE	
5.4	JFH said some of the other measures they take with their sub-contractors/suppliers include handing them maps and vehicles calling site half an hour before they arrive	NOTE	
5.5	T.S. asked about the current policies in place for the site continuing once the main contractor are on board. B.C. assured group that main contractor will be following exactly the same policies as currently in place.	NOTE	
6	Complaints		
6.1	E.R. and E.C. felt that the parkland consultation was unanimously against and therefore it is unfortunate that it was granted, however they see the fortunate side of having less vehicles down Winchester Road.	NOTE	
6.2	E.R. environmental readings are averaged over the day so peaks throughout the day could actually exceed the limit which is unacceptable.	NOTE	
7	CMP		
7.1	J.R. informed the group that the parkland licence has been granted by Camden Council. The Hampstead Statue will subsequently be relocated as per the listed consent and planning permission.	NOTE	
8	AOB		
8.1	B.C. raised the issue of the market-side entrance to the tube station needing a protection deck. This will take 2 weeks and will be constructed between 1am and 5am. This will take place around the middle of July. The scaffolding will take 1 week and the soffit and hoarding will take 1 week. Material will be delivered on site beforehand so only workmen will be on site in the night.	NOTE	
8.2	B.C. also said that statue in parkland will shortly be moved. The planning permission requires this is reinstated on the main road by the Swiss Cottage Leisure centre. However if any of the group have any suggestions about the orientation of the statue to please communicate these to EL. Statue will be moved in 3-4 weeks	NOTE	

Next Meeting

6pm, 18th July 2019