

Minutes

Essential Living Management
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Title	100 Avenue Road – Construction Working Group 03
Project	100 Avenue Road (Swiss Cottage)
Date	31/01/2019
Location	Swiss Cottage Library Events Room
Time	18.00-19.30
Chairman	Barry Coltrini

Attendees	
Barry Coltrini (B.C.)	Essential Living (EL)
Camilla Lesser (C.L.)	Essential Living (EL)
Gabriel Stetco (G.S.)	John F Hunt (JFH)
Sam Hamilton (S.H.)	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)
Elaine Chambers (E.C.)	WRRA
David Reed (D.R.)	SSCAG
Edie Raff (E.R.)	CHRA
Leo Cassarani (L.C.)	Swiss Cottage Councillor
Tom Simon (T.S.)	Belsize Councillor
Simon Pearson (S.P.)	Camden Councillor
Steve Adam (S.A.)	Camden Councillor
James Renwick (J.R.)	Camden Council S106 Manager
Allen Gillespie (A.G.)	Camden Council CMP Enforcement Officer

#	Item	Who	When
1 Introductions			
1.1	B.C. introduced the purpose of the CWG and did a round of introductions.	NOTE	
2 Chair			
2.1	E.C. enquired about a note taker for the meeting. J.R. responded that he had managed to identify an independent service that Camden use. Details have been passed on to B.C. E.C. agreed that EL could use this body. B.C. to contact service.	EL	07.03.19
2.2	Consensus amongst group that CCS were a good body to approach and should be contacted to put forward a list of possible nominations. L.C. suggested this list should be circulated by EL upon receipt.	EL	07.03.19
3 Dashboard Report			

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3.1	E.C. not happy with wording 'there is no significant risk to health and the environment' on page 3 of the dashboard report. Suggest wording is changed to 'within legal limits'.	JFH	07.03.19
3.2	E.C. asked about the management of asbestos on site. N.W. confirmed that there were small contained elements of low-risk asbestos on site and once access to these has been cleared, specialists come on site to remove it.	NOTE	
3.3	JFH confirmed that the current hoarding is not the final design and once the hoarding has been surveyed a diabond layer with EL's preferred graphic will be printed and applied.	NOTE	
3.4	L.C. asked JFH if they could equalise their axis within the dashboard report for consistency.	JFH	07.03.19
3.5	D.S. highlighted that exceedances shown should be regarded in the context of daily averages, as one exceedance in a day does not necessarily mean the daily limit is breached.	NOTE	

4 Monitoring

4.1	An air quality monitor has been installed on Winchester Road by the Winch, D.S. confirmed this location was appropriate to capture any readings.	NOTE	
4.2	E.C. asked for a vibration monitor to be placed on Winchester Road. EL replied that Camden have requested monitors be placed on their site boundary. J.R. to talk to the team at Camden and pass on E.C.'s request.	J.R.	07.03.19
4.3	D.S. explained that JFH monitor noise fortnightly using a handheld device. JFH are also avoiding matinee hours for the theatre performances.	NOTE	
4.4	E.C. asked if she or other residents went to site to complain of it being too noisy, would they take this into account and stop works. JFH said that she could visit site to talk to the project manager any time and they would try to identify the activity causing nuisance, but ultimately if they were within legal limits they would carry on as necessary.	NOTE	
4.5	D.S. explained that on the new Essential Living website anyone who so wishes can view daily averages of air quality using the calendar view on the link provided.	NOTE	
4.6	E.C. asked for a possible respite room. B.C. responded that there was currently no intention to provide a respite room, but if noise becomes persistently intolerable it can be raised at future CWGs to consider. L.C. agreed it was a good idea to explore if patterns of data showed regular exceedances.	NOTE	

5 Vehicle Movements

5.1	JFH explained that in the past few weeks some vehicle movements predictions came in lower than expected (for example where a delivery was unable to get to site) and some came in higher than expected (where the additional deliveries for the week were added in). In all instances, the caps in the CMP were not exceeded.	NOTE	
5.2	One exceptional load (an excavator) was discussed for the following Saturday where this had to be delivered before 8am, due to a movement order which is decreed by the Police so that the lorry is unloaded before the main traffic	NOTE	

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	starts to increase and it can safely and efficiently move through the city.		
6 Lighting			
6.1	E.C. content with the lighting level currently and would not like any uplift in lighting. B.C. explained that for safety and security Camden require a minimum of 15 Lux and that the current arrangement is temporary. The more permanent proposal is to install surface-mounted LED lighting onto the hoarding. However, further to discussion with the CWG, EL agree to only place lights between the theatre and the hoarding and no further lights along parkland perimeter until further testing has been undertaken or requested to by Camden.	NOTE	
7 Complaints			
7.1	D.R. unhappy that TfL did not respond to EL's invitation to be at the meeting.	NOTE	
7.2	E.C. said she/ other residents of Winchester Road witnessed idling construction vehicles but was not able to provide any photographic/number plate evidence of such an occurrence. JFH asked to document number plates in the future so they can figure out if it was one of their vehicles.	NOTE	
8 CMP			
8.1	E.R. enquired as to EL's position on demolition with a Judicial Review Claim underway. EL confirmed their intent to proceed as normal and J.R. confirmed that the site has independent planning permission and an approved CMP currently so is free to progress with the works.	NOTE	
8.2	E.C. asked what happened if a parkland licence was not agreed with Camden. EL explained they have tabled a no parkland option and would intend to progress on this basis. J.R. confirmed that if Camden viewed this as a significant departure from the approved CMP, then there would be potential for re-consultation. B.C. confirmed consultation has already been undertaken on both a parkland and a no parkland option. The parkland consultation was undertaken by Camden Parks.	NOTE	
8.3	S.P. suggested chasing Camden Parks in order to obtain a response. EL confirmed that they are waiting to hear back from Camden and have been chasing regularly for a response.	NOTE	
9 AOB			
9.1	EL explained that they have been working on a new Construction Management website. This link will be circulated before the next CWG meeting.	NOTE	
9.2	J.R. introduced the CMP enforcement officer, Allen Gillespie, to the group and said that going forwards various relevant officers from Camden would be attending the CWG meetings.	NOTE	

Next Meeting

6pm, 7th March 2019

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