

Minutes

Title	100 Avenue Road – Construction Working Group 06
Project	100 Avenue Road (Swiss Cottage)
Date	16/05/19
Location	Swiss Cottage Community Centre
Time	18.00-19.30
Chairman	Barry Coltrini

Attendees	
Juey Thanyakittikul (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)
Leo Cassarani (L.C.)	Swiss Cottage Councillor
Simon Pearson (S.P.)	Camden Councillor
Tom Adam (T.A.)	Camden Councillor
Edie Raff (E.R.)	CHRA
James Renwick (J.R.)	Camden Council S106 Manager
Alex Andrews (A.A.)	The Visage
Kitty Balint-Kurti (K.B.)	Local Resident
Elaine Chambers (E.C.)	WRRRA

#	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	B.C. suggested a potential chair could be Chartered Surveyor Jason Birch. Jason has a development background and now runs his own consultancy: www.Birch-consulting.co.uk	NOTE	
2.2	General agreement was reached to trial Jason as the chair of the next CWG meeting.	NOTE	
3	Dashboard Report		
3.1	JFH informed group of vehicle movements predicted on site in the upcoming period.	NOTE	
3.2	G.S. discussed bringing in a large 30 tonne excavator which would come in to site the following Saturday morning at 7am. The munching attachment to the excavator will help create	NOTE	

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	access to the A41 at the southern end of the building. There is a built in dust suppression system.		
3.3	A.A. requested that a programme be added to the dashboard report. B.C. gave a programme update regarding the extension of JFH's scope to piling and basement box work. The overall programme has not changed, but B.C. will circulate a new programme. These will be included in the dashboards going forwards.	NOTE	
3.4	E.R. asked if JFH were still actively dealing with asbestos. JFH stated that this piece of work has been concluded.	NOTE	
4	Monitoring		
4.1	Question was raised about how noisy it is to crush materials on site. JFH responded it will be within noise limits, most of the time it will not be very noisy but there will be instances particularly when rebar is crushed that it is likely to be noisier.	NOTE	
4.2	D.S. gave an update on environmental monitoring. The only red level dust exceedance was on the eastern boundary adjacent to the parkland on the evening of 17.04.19 between 10.30pm and 8.15am. J.R. to check if any roadworks on A41 on the night of 17 th April.	NOTE	
4.3	L.C. requested if somebody could check if it was normal to have higher readings at night time. D.S. said this did sometimes happen as when the site is closed the dampening down of dust also stops.	NOTE	
4.4	Dust monitor will be moved further down the building but needs to be protected by a cage for H&S reasons/from vandalism. This will be done imminently by JFH	JFH	
4.5	A.A. asked if dust levels would be lower after demolition as the windows in her building were getting dirty. JFH confirmed that dust levels should be lower when piling starts.	NOTE	
5	Vehicle Movements		
5.1	It was asked if Mace would have the same number of vehicle movements on Eton Avenue when they started on site. B.C. confirmed that Mace would be bound by the CMP. Mace are also looking at access of the A41 closely to limit vehicles down Eton Avenue.	NOTE	
5.2	B.C informed group that the pit lane and crossover licence are currently being negotiated under a S278 agreement with TfL.	NOTE	
5.3	E.C. requested a camera on Winchester Road as she feels it is not her job to Police contractors. B.C. said he will need to check with Camden as it is not land that belongs to us. A.A. offered to host a camera outside the Visage building. J.R. stipulated that there were certain legislative requirements which he will look into.	J.R.	
5.4	A.A. asked if delivery drivers had a number they could call if they arrive at a different time than expected. JFH confirmed it was their protocol to get deliveries to call them when they are 30mins away but they can always enforce this with the drivers.	EL	
5.5	A.A asked about telehandlers movements within the parkland review. Could EL clarify if this was 10 movements a day plus the 14 typical movements? B.C. replied no it was 10 movements total within the site.	NOTE	
6	Complaints		

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6.1	Tuesday 14 th May 3 vehicles were parked on Winchester Road. It was established these vehicles were transit vans and these are exempt from CMP requirements.	NOTE	
6.2	E.R. stated she is not sure the CMP process is working well as it is not black and white. If the contractor does something wrong then they are slapped on the wrist and carry on. There have been some instance where breaches occurred but they are independent issues and tend not to be repeats of the same issue. J.R. responded that Camden are learning from out CWG process to determine who enforcement mechanisms will exist in the future.	NOTE	
7	CMP		
7.1	The Group asked for an update on the parkland licence. J.R. said that the report would be publically available next week. E.C. said this licence should have been requested earlier. B.C. replied the timings were based on the CMP process.	NOTE	

Next Meeting	6pm, 13 th June 2019
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