



Chelsea Academy

Residents Newsletter

July/August 2008

Welcome to the first Wates Construction Newsletter for the Chelsea Academy. Wates Construction have been employed by the Chelsea Academy Trust to carry out the construction phase for the new Academy and the purpose of this newsletter is to keep the local residents and businesses up to date with the progress on site so that you understand what has happened, what is happening and what will happen. We will release a newsletter at regular intervals and at key milestones during the construction phase.

This newsletter will provide you with information in advance on any activities that we believe may effect your day to day environment, and provides another means of communicating with our neighbours in addition to the residents forum and site notice boards. It will also provide contact details for key members of our staff who can be contacted if you have any queries.

There is a lot of work to be carried out in the construction phase before the Academy can open its doors in September 2010. We understand that this period will be a concern for some of you, and we would like to take this opportunity to assure you that we will take every reasonable precaution to avoid causing any un-necessary disruption or inconvenience. Please do talk to us if you feel that we are being unreasonable.

Work to date

1. The Museum of London Archaeological Service (MoLAS) has undertaken an archaeological survey of the site. This involved the excavation of trial pits to facilitate an archaeological evaluation of the site, and provide information on the nature and depth of any surviving archaeological deposits.
2. We have secured the site perimeter, erected safety signage and installed a new cross-over which will provide a second vehicle access/egress point to the site from Lots Road. This will reduce the amount of construction traffic on the approach to site down Tetcott Road.



3. Soft Strip. We have carried out what is referred to as "soft strip" of the existing buildings. This included the removal of the internal fixtures, fittings and finishes together with small amounts of asbestos.
4. Piling Probing. The site has been cleared of the remaining tarmac coverings and we have progressed the removal of underground obstructions, particularly in the area to the north of the site.

Work Planned

Following extensive discussions with the planning, highways and environmental health officers at RBKC, all information has been submitted to discharge the appropriate planning conditions and we expect to commence demolition on 4th August 2008. We will do everything we can to minimise the disturbance to the local area, but you will understand that due to the nature of the activity it is inherently noisy and dusty. To mitigate the effects we will be erecting a temporary scaffold structure alongside the existing buildings on the corner of Upcerne Road and Lots Road. We have requested that RBKC suspend the parking bays in the vicinity as a precaution. Other measures will be in place to control and monitor the works as they proceed.

Whilst demolition is progressing we will be crushing the resulting rubble. This crush material will then be spread across the site to act as a foundation for the piling machinery (known as piling rigs) to work from, thus avoiding further un-necessary traffic movements and minimising waste to landfill sites.

We are planning to commence piling in early September 2008 for a period of approximately 14 weeks. The piling method we have chosen produces less noise and vibration than other methods in an effort to minimise the impact on the neighbourhood.

Due to the size of the piling rigs the police and highways sometimes place restrictions on when such plant can be transported to and from the site. Nearer the time and when details have been provided by the authorities we will provide further information.



Contact Us

We now have a Project Office on Lots Road which is staffed full time. Our address is:

Wates Construction
Unit 2, Fairbank Studios 2,
65-69 Lots Road,
Chelsea,
SW10 0RN.

If you wish to talk to us please visit the office or call us on the numbers detailed below.

Parking Bay Suspensions

Other than the bays adjacent to the demolition works as mentioned above, we will be seeking further short term suspensions of the bays along Upcerne Road to allow demolition of the existing boundary wall, and the erection of site hoarding. This work will be done in sections to avoid suspensions of bays for un-necessary periods.

Further long term suspensions will be required to the eastern side of Tetcott Road (south) where it borders the site to facilitate the closure of the footpath, and increase the safe carriageway width for vehicles.

Considerate Constructors Scheme

The site has also now been registered with the Considerate Constructors Scheme. This Scheme is the national initiative, set up by the construction industry, to improve its image. Sites that register with the Scheme sign up and are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

The Scheme is concerned about any area of construction activity that may have a direct or indirect impact on the image of the industry as a whole. The main areas of concern fall into three main categories: the environment, the workforce and the general public.

The Considerate Constructors Scheme can be contacted on **0800 783 1423** if there is anything you wish to discuss with them.

Working Restrictions

We have agreed with The Royal Borough of Kensington and Chelsea to work under a Section 60 notice. This places restrictions on the times and nature of the works we are permitted to carry out, particularly noisy work. These times are;

08:00 to 18:30h Monday to Friday.
08:00 to 13:00h Saturdays.
No noisy works on Sundays or Public Holidays

However we will be aiming to ensure that noisy works will not be carried out after 18:00h Monday to Friday.

Work is permitted on site outside of these times as long as it is not causing a disturbance to the local area.

Contact Details

Project Manager	Dominic Hattee	020 7352 9177
Site Manager	Tim Castleman	020 7352 9177
Project Manager	Colin Ludlow	07976 101807

In the event of any out of hours site issues, please call UK Monitoring on 01274 387300.