

Chelsea Academy

Residents Newsletter

December 2008 – Newsletter 4

Welcome to the fourth Chelsea Academy Newsletter. This issue particularly highlights a number of upcoming events and covers some of the topics raised in the last residents' forum.

As we stated in our first newsletter, 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 would reiterate that we are taking 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. Piling. Piling works are now drawing to a close for the first phase of their works. We expect the rigs to be removed from the site before Christmas. They will return for a couple of weeks in the New Year to complete some minor areas.
2. Groundworks. We have progressed the installation of the pile caps and ground beams (these form the foundations of the new building) to the North area of the site. These works should not have any significant effect on the current levels of noise, dust or vibration. The installation of the drainage runs for the new building are well underway.



3. Environmental Monitoring. We continue to monitor the noise, dust and vibration being produced on site to ensure that we work within the agreed limits.
4. Sewer Investigation. We have also carried out some investigation works regarding the existing sewers and statutory utilities in Lots Road (South). The information gained here will now allow us to develop the plans for the new sewer connections in Lots Road.
5. The two boreholes for the renewable energy system (Ground Source Heat Pumps) have been drilled and sleeved ready for testing.
6. The original gas main which ran through the site has now been diverted by the Utility Company.

Work Planned

The groundworks will continue in the northern section of the site (the Burnaby St end) with the ground floor slab being constructed from December, and the first elements of the concrete frame and basement excavation commencing just prior to Christmas.

We will be erecting the first of the two Tower Cranes early in December. The current planned dates are the 4th & 5th December, but you will appreciate that there are a lot of factors involved (not least the weather!) which may dictate a change to these dates (As usual as soon as we know the exact dates we will publish them on the notice boards and email them to those residents for whom we have an email address.). The erection will take place from inside the site, with the first day spent positioning the mobile crane which will be used to lift the sections of Tower Crane from the back of waiting lorries into position. We expect to have most of the mast erected on the first day, with the cab and jib (lifting arm) installed on day two. There will then be a period of safety testing before we are allowed to use the crane for construction purposes. Other than the mobile crane there will also be 6-8 articulated lorries which will access and egress the site using the gates on Lots Road (South), which we know as Gate 1.

The second Tower Crane is planned for erection in April 2009; this will require local road closures for a period of approximately two days. We will provide more information on this in the New Year.

During December we will also be carrying out sewer diversion works on Lots Road (South). These works are necessary as the existing sewer runs through the site on the line of the old Tetcott Road. To enable us to carry out the excavation of the basement the sewer in Lots Road (South) must be permanently diverted from Tetcott Road into Upcerne Road. These works are expected to commence during week commencing 1st December 2008 and last approximately 15 weeks. They will involve the excavation of a trench along Lots Road between the old Tetcott Road and Upcerne Road. There will be traffic control measures in place which may have some effect on traffic flow in the area. There is also the possibility of a short term road closure in the New Year, we will provide further details as they are finalised on the site notice boards.

As before, we will continue to use the Lots Road site entrance as much as possible to reduce the traffic in Burnaby Street and Tetcott Road. However there will be times when this is not always possible, and in particular in January/February next year when the basement excavation is underway. At the peak of the basement excavation we expect there to be 40-50 lorries a day servicing the site.

We will also progress the Ground Source Heat Pump installation; this will involve pump tests to establish the flow rate from the underground aquifers. These tests will need to be run throughout the night for a duration of 48 hours on approximately 4 occasions. We are already planning the precautions we will be taking to reduce any noise and vibration arising from this activity. These measures include an acoustic enclosure around the generator and pumps, situating the generator on anti-vibration springs, ensuring that the generator is of the correct capacity to avoid excessive noise and positioning the generator away from residential properties wherever possible.

Site Security

Following the recent incident of a protestor climbing into the site we have again reviewed the site security. We now have in place night time and weekend security guards instead of the proposed CCTV cameras. The levels of security in place before this incident were the industry norm for all projects at this stage and it is disappointing that the intruder chose to take this course of action. Breaking into a building site at any time, especially in the dark, is very dangerous.

However, we would still bring to your attention the UK Monitoring contact number detailed at the bottom of this Newsletter and request that you contact them immediately in the event you see any out-of-hours incidents, particularly persons entering the site. UK Monitoring will then take the necessary action to resolve the situation. This may involve calling Wates Staff, our Security Patrol Company, or the police.

Noise

Some of you will be aware that a small generator is now being run through the night to power the hoarding lights. This is a requirement of the Highways department, but in response to residents' requests, we have ensured that the noise and vibration coming from the generator is reduced as much as possible. The generator will be in position until such time as the temporary mains power supply to the site is established. This power supply is carried out by the utility provider and we unfortunately have no influence over the timescale. Estimates at the current time suggest that the supply will be installed during March 2009.

Christmas Working

The site will be closed from 24th December and will reopen on Monday 5th January 2008. There will be a full time security presence on site during the closure period.

Finally

Wates Construction would like to take this opportunity to wish you and your families a Merry Christmas and a Prosperous New Year.

Contact Us

We can be contacted at our Project Office in Lots Road which is staffed during working hours. Our address is:

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

If you wish to talk to us please visit the office or call us on the numbers detailed below. Alternatively, in response to residents' feedback, we have set up an email address where we can be contacted; Thechelseaacademy@wates.co.uk

Should you wish to receive a copy of future Newsletters by email please contact Colin or Dominic on 020 7352 9177.

Also, a website is now operational giving more general information about the Academy. This can be found at www.chelsea-academy.org

Parking Bay Suspensions

All of the long term suspensions on Tetcott Road, Upcerne Road and Lots Road are now in place. Whilst we are aware that this is no doubt causing inconvenience to some of you, we can assure you that we are exploring options to see if the works can be sequenced in such a manner to reopen bays as soon as possible.

Considerate Constructors Scheme

The site is registered with the Considerate Constructors Scheme. This Scheme is the national initiative, set up by the construction industry, to improve its image. 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 (13:00h on 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 disturbance to the local area.

Contact Details

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| Project Manager | Dominic Hattee | 020 7352 9177 |
| Site Manager | Tim Castleman | 020 7352 9177 |
| Project Manager | Colin Ludlow | 07876 101807 |

In the event of any out of hours site issues, please call:

UK Monitoring on 01274 387300
quoting Reference AP521

You can also raise any questions you may have about the Academy with the Chelsea Academy Trust, via Mousumi Saikia of Tribal on 07771 827671 mousumi.saikia@tribalgroup.co.uk