

Chelsea Academy

Residents Newsletter

June 2009 – Newsletter 8

Welcome to the eighth Chelsea Academy Residents Newsletter. Work is progressing very well on site, the basement slab is now underway, with fit out works (internal walls, pipes, etc) being installed at the Burnaby Street end of the site. This issue will provide you with an update of the events on site since the last Newsletter and will provide more detail on forthcoming events.

The sewer renewal works on Lots Road (South) have now been completed and all the traffic management measures have been removed.

The Tower Crane erection went ahead successfully on the dates planned (21st & 22nd May). There were no last minute hitches; even the weather was kind to us.

The Groundworks phase of the project is nearing completion, this will result in a reduction in the number of “muck away” lorries on Lots Road.

We are aware that the nature of the work we are carrying out may have an effect on the surrounding area but we continue to take every reasonable precaution to avoid causing any unnecessary disruption or inconvenience. As always, please do talk to us if you feel that there is more we could be doing. Our contact details can be found at the bottom of Page 2.

Work to date

1. Environmental Monitoring. We continue to monitor the noise, dust and vibration being produced on site to ensure that we work within the agreed limits.
2. Ground Source Heat Pump – Tests. These tests are underway and will be completed in the next few weeks.
3. Groundworks. The basement excavation is nearing completion. Many of the temporary props have been installed; these can be removed progressively once the permanent structure is in place.



4. Concrete Frame. The basement slab works have commenced, with three sections of the total seven poured to date.



5. Sewer Renewal. The new section of sewer along Lots Road is now complete.
6. Mechanical and Electrical Installation. We have commenced the installation of the pipes and ductwork throughout the section of the concrete frame which is complete.



7. Internal Walls. We have commenced the blockwork forming the toilet areas in the Ground floor of the building.

Work Planned

The internal fit out trades, such as the mechanical and electrical installation will progress throughout the Burnaby Street end of the site, closely followed by internal plasterboard partitions. Roofing works will also commence during the next month, this will help to achieve "watertight" to the low rise areas, allowing internal fit out to push on.

The basement excavation will continue for a short time longer, but this is now largely complete. Once a few more sections of the basement slab are in place we can commence the removal of the temporary props. The section of slab that can be seen through the Lots Road (West) viewing panels in the hoarding will form the sub-floor of the Sports Hall.

Site Security

As described in the previous Newsletter the site is now covered by a monitored CCTV Detection System. This system provides CCTV coverage to monitor the site for signs of attempted access; this will be linked to a call centre and patrolling security guard, who will respond in the event of an incident. The cameras will not be able to view anything outside of the line of the hoarding.

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 / Dust / Vibration

Wherever possible we plan works and the methods used to minimise the amount of noise, dust and vibration generated on site. However, if you feel that we can improve on this in any way, please contact us.

Residents' Forum/Planning

The next Residents' Forum will be held on the 7th July at 6.30pm at the Carlyle Building, Hortensia Road.

We have had a number of requests from residents regarding information about the clearance of planning conditions. As confirmed at the last Residents' Forum all enquiries should be directed to RBKC's Planning Department on 020 7361 3012.

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

Alternatively, you can email us on
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, Uperne 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.
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 disturbance to the local area.

Contact Details

Project Manager Dominic Hattee 020 7352 9177
Site Manager Tim Castleman 020 7352 9177

Colin Ludlow has now left the Chelsea Academy project. Please direct any queries to Dominic Hattee.

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 or mousumi.saikia@tribalgroup.co.uk