

# Chelsea Academy

## Residents Newsletter

### November 2009 – Newsletter 10

Welcome to the tenth Chelsea Academy Residents' Newsletter. Works have moved forward considerably since our last Newsletter, with the concrete frame nearing completion. The first of the two Tower Cranes has been removed and the Burnaby Street end of the site has had the external scaffolding removed.

There should be a significant drop in noise levels from the site once the structural frame is complete, but there will still be deliveries to both Tetcott Road and Lots Road (South) entrances. As ever, we will continue to take every reasonable precaution to avoid causing any unnecessary disruption or inconvenience to our neighbours and local businesses. As always, please do talk to us if you feel that there is more we could be doing.

#### 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. Concrete Frame. The concrete frame is now complete to fourth floor level. The frame will be complete before Christmas. The roof to the Sports Hall will be completed by the end of November.



3. Glazing. Window installation to the Burnaby Street end of the site is now complete.
4. Scaffold Strike. We have completed the removal of the scaffolds to the Burnaby Street end of the site.
5. Internal Fit Out. We are progressing the erection of the internal walls and the mechanical and electrical systems.



6. External Cladding. We have commenced the installation of the inner skin of the external walls to the Lots Road end of the site. This will be closely followed by brickwork.
7. Tower Crane removal. The first of the two Tower Cranes has been removed.
8. Uperne Road/Lots Road Junction. Works to Manhole as a result of a clash with an unknown service. A road closure is currently in place and we are progressing the works. These are expected to take three to four weeks.

#### Work Planned

The erection of the concrete frame at the Lots Road end of the site will be completed before Christmas. This will be followed by scaffold erection to allow us to progress the brickwork cladding.

The internal works to the lower ground floor will progress along with finishing trades on the ground, first and second floors during the next period. The internal trades to the Burnaby Street end of the site will continue with the commencement of joinery works and flooring.

We will be erecting a scaffold gantry over the pavement on Lots Road (South) adjacent to the site entrance to allow us to unload materials from vehicles straight onto the first floor. We have held discussions with RBKC Highways over this issue and the necessary approvals are in place.

#### Noise

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

## Site Security

Site Security provision continues to include a monitored CCTV Detection System. This system provides CCTV coverage to monitor the site for signs of attempted access; this is linked to a call centre and patrolling security guard, who will respond in the event of an incident. The cameras cannot 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.

## Residents' Forum/Planning

The next Residents' Forum will be held on Thursday 10<sup>th</sup> December 2009, 6.30 pm, at Chelsea Academy on Hortensia Road.

We have had a number of requests from residents regarding information about the clearance of planning conditions. As before, all planning related 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](http://www.wates.co.uk)

Alternatively, you can email us on  
[Thechelseaacademy@wates.co.uk](mailto:Thechelseaacademy@wates.co.uk)

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

For more general information about the Academy, please see the website [www.chelsea-academy.org](http://www.chelsea-academy.org)

## Parking Bay Suspensions

Following the advice in the previous Newsletter we have reopened a number of parking bays on Lots Road (North) and Upcerne Road. Whilst there are still some long term suspensions in place we will endeavour to reopen these at the earliest opportunity.

## 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

<b>Project Manager</b>	Dominic Hattee	020 7352 9177
<b>Site Manager</b>	Tim Castleman	020 7352 9177
<b>Site Manager</b>	Kevin Simpson	020 7352 9177

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, on 020 7376 3019 or via email [admin@chelsea-academy.org](mailto:admin@chelsea-academy.org)