

# Draft Notes

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**Meeting:** Residents' Forum Meeting 4      **Venue:** Carlyle building, Hortensia Road

**Date:** Wednesday 15<sup>th</sup> October 08      **Time:** 18.30 – 20.30

## Attendees:

Cllr Mark Daley chaired the meeting.

The panel consisted of:

- Tom Burford, Royal Borough of Kensington and Chelsea - TB
- Keith Mehaffy, Royal Borough of Kensington and Chelsea - KM
- Dave Nott, Wates Construction - DN
- Colin Ludlow, Wates Construction - CL
- Rob Hannan, LDBS - RH
- Peter Bradbury, Tribal - PB
- Mousumi Saikia, Tribal - MS

14 local residents and business people signed in and attended the meeting.

## Agenda items:

### 1. Introductions

Cllr Mark Daley introduced the panel members and explained the format of the meeting. Cllr Daley also introduced Sergeant Tim Otway who briefed the meeting on measures being undertaken to tackle complaints of crime around Westfield Park.

### 2. Environmental Presentation by Keith Mehaffy

KM, Environmental Officer, Royal Borough of Kensington and Chelsea made a presentation on the environmental aspects of the Chelsea Academy Project. The focus of the presentation was on

- Noise on-site
  - Noise from plant
  - Vibration
  - Dust
- 2.1. To reduce noise on-site during on social hours, legislation regulates construction work to between 8.00 am - 6.30pm (Mon – Fri) and 8.00am – 1.00pm (Sat). There are exemptions in case of emergencies and health and safety issues. Residents to be informed in case work is to be carried on beyond the stipulated hours.
  - 2.2. Regular meetings are being held with site contractors to establish best practice as regards noise from plant. Current piling is through screw piles and not percussion drilling. This process is much quieter.
  - 2.3. Vibration is routinely monitored and potential for damage is assessed.
  - 2.4. Dust levels are regularly monitored and there is evidence that it is within tolerance levels. There is no evidence of extreme settling of dust. Residents with health or respiratory conditions are advised to consult their GPs.
  - 2.5. In response to Cllr Daley's query, KM reiterated that there is no evidence that best practice is not being achieved as regards noise levels.
  - 2.6. In response to a further query by Cllr Daley, KM stated that dust is monitored at 5 points and the monitoring is undertaken by an independent organisation.
  - 2.7. In response to a question on dampening down, and whether plastic covering could be used over stored material, , CL responded that there is no whole scale watering down of the

surface unless there was dry stockpiled material and significant dry periods that were likely to cause dust.

- 2.8 In response to a query about monitoring dust levels at Burnaby Street, KM responded that dust levels are monitored at the corner of Uperne and Burnaby Streets. This would record levels at Burnaby Street as well.
- 2.9 In response to a query, KM stated that there is no general monitoring of the area by the Environment Department, rather the department looks at establishing best practice. If residents have any other issues or concerns, KM is willing to discuss these. KM's telephone number is 020 7341 5702. If calling out of hours, Out of Hour Service to be contacted.
3. PB presented the Chelsea Academy Communications Strategy. PB highlighted that all responses to queries relating to the Chelsea Academy Project need to be approved by the LDBS, RBKC and by the DCSF prior to circulation. Instruction from the Chelsea Academy Trust that the strategy must be adhered to.
- 3.1 **Reminder of the Communications Strategy:**  
General queries are to be forwarded to MS, education queries to Principal's PA, and building/construction queries to Wates. Queries will be logged and acknowledged within 48 hours. Responses to queries will be received within 5 working days. List with all contact details was distributed after the meeting. However, if the query relates to an emergency or security on-site, the query is to be forwarded to Wates and this will be responded to immediately as a priority.
- 3.2 Suggestion that language in communications to residents be kept simple. Jargon to be avoided.
- 3.3 One resident felt that communications with residents have not been good so far.
- 3.4 The URL for the Chelsea Academy Website is <http://www.chelsea-academy.org>
- 3.5 Suggestion that the FAQs on the Chelsea Academy website are updated.
- 3.6 In response to a query, CL responded that for on-site emergency and security issues Wates is to be contacted. During opening hours such issues are to be reported to either Colin Ludlow or Dominic Hattee. Outside of working hours, UK Monitoring is to be contacted. Contact details for UK Monitoring are on the on-site notice boards and in the contact details distribution list.
- 3.7 CL highlighted that security cover on-site will evolve as the site develops. Wates will be instigating further security measures such as on-site security cameras.
4. **Wates Update**
  - 4.1 Piling has commenced. 4 to 5 weeks of piling has been completed. First phase Piling is estimated to be completed by December 2008.
  - 4.2 Basement work is to commence in December 2008. 3-4 months to complete excavation work. Dirt will generally be taken out through Lots Road, but Tetcott Road to be used occasionally.
  - 4.3 Sewer diversion work to commence on 1 December 2008. 8 – 10 weeks to complete the diversion. More information on this will be provided in the Wates November Newsletter. Information will also be posted on the notice board.
  - 4.4 Tower crane will be erected on either 7 or 8 December. This is likely to be on a weekend. Further information will be provided to residents.
  - 4.5 It is proposed that there is to be minimal work on Saturdays. In the event that work needs to be carried out, it will commence at 8.00am and attempts will be made to keep noise down to a minimum for the first hour. Residents will get prior information of this. Residents are also advised to check the on-site notice boards.
  - 4.6 Suggestion that Burnaby Street entrance is not used by large lorries. This causes traffic disruptions.
5. **Planning Conditions**  
TB presented the Planning Conditions on behalf of the Chelsea Academy Trust. There are 33 planning conditions. These can be found on the RBKC website under planning. Link will also be placed in the Chelsea Academy website.
  - 5.1 Residents felt that the Planning Department was not abiding by its modus operandi.
6. **AOB**
  - 6.1 In response to a query on colour of bricks, CL stated that there is a general consensus amongst sponsors on the colour, but this has not yet been agreed by planners. Sponsors will be viewing three samples.
  - 6.2 There was a query on whether residents could provide any input on the planning

conditions. TB responded that this is for the Planning Department to decide.

6.3 Jo Sherrard, local Chelsea resident reported in the meeting that Andy Yarrow had stated that the Academy cannot afford quality teachers in the light of the current financial crisis. RH responded that this was not true and went on to explain to the meeting how academies are funded.

6.4 There was a query on the use of Burnaby Street and Tetcott Road after Christmas. CL stated that occasionally when Lots Road cannot be used, Burnaby Street and Tetcott Road will be used. Starting late January or early February, Burnaby Street and Tetcott Road will be used until the end of basement dig. After that time unloading will be from Lots Road. Generally, Burnaby Street and Tetcott Road will not be used as a major route for large vehicles

**7. Action Points**

7.1 Update Chelsea Academy website. Email all when website has been updated.

Academy

7.2 Post clarification on frequency of lorry movements and list traffic movements in the months following up to Christmas on the academy website.

Academy  
/Wates

7.3 Publish details of anticipated construction activities in the Newsletter.

Academy  
/Wates

7.4 Post newsletter on the academy website.

Academy  
/Wates

7.5 Post Wates notice board materials on the academy website.

Academy  
/Wates

**8. Date of next meeting**

- Next Residents' Forum Meeting to be scheduled for late January or early February. All parties will be consulted prior to the meeting for their input on the agenda.