



## Quarterly update to neighbours

30 June 2020

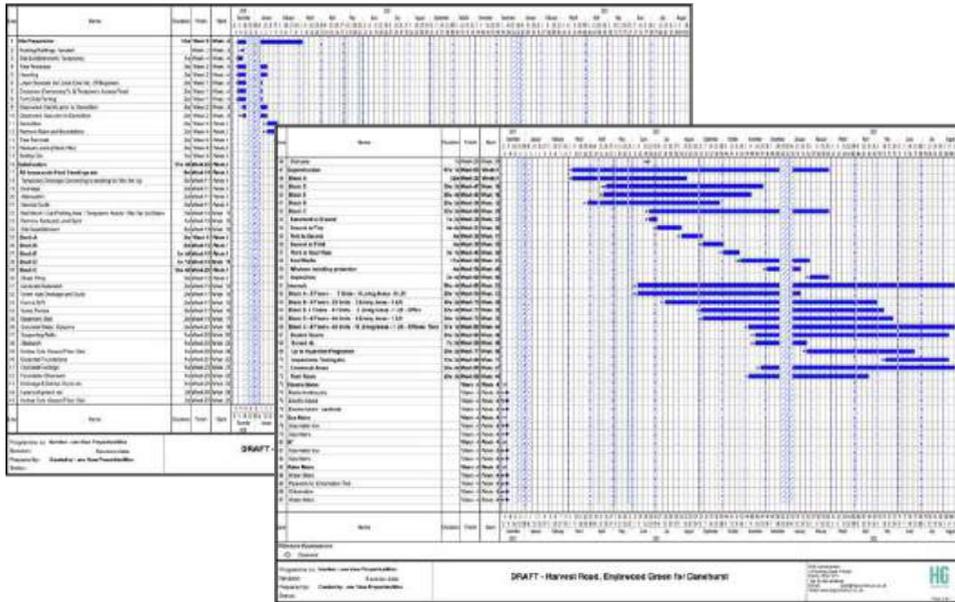
**DANEHURST**

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# 1. Construction Programme...updated



**START DATE:** 06 January 2020



**Working Hours\*** 8am – 8pm (weekdays)

8am – 5pm (Saturdays)



## Major Milestones:



• Site Set Up, Demolition and Clearing Jan 2020 – Feb 2020 ✓



• Excavation & Below Ground Mar 2020 – June 2020 ✓



• Foundations and site works Apr 2020 – June 2020 ✓



• Frame, Elevations and Roofs May 2020 – Oct 2020



• Internal Works Aug 2020 – June 2021



• Hard & Soft Landscaping June 2021 – July 2021



• Completion 31 July 2021

\* Further details regarding extended site working hours follows later in this document.

## 2. Works last three months

1. The outbreak of COVID-19 represented a serious difficulty in maintaining regular progress on site. A herculean effort by our contractors in juggling the works have ensured that the works remain largely on track, despite some critical construction materials being delayed during April and May. Through hoarding of materials required for the construction period up to the end of August, it has been possible to maintain progress. The Church has been a fantastic help in agreeing to let our contractor use some of the car park for storage and car parking.
2. The excavation and construction of the basement to the Townsend block caused much frustration for neighbours who due to COVID-19 were required to work from home. Installation and subsequent extraction of the sheet piles caused vibration which could be felt locally. The vibrations were monitored on site continuously and all vibration were well within safety limits, if not frustration limits.
3. Foundations for all blocks were completed in April with brick and block work following suit. Towards the end of the current three-month period, the buildings are starting to emerge.
4. Ground works completed after three months with attenuation tanks installed, all underground drainage installed and tested. The original gas connection to 98 has been disconnected and the sewer connection has been completed.
5. The site hoarding was eventually installed following delays due to the virus. It has since been decorated by local families following a fantastic initiative by Emily Green which has livened up what would otherwise have been a rather lifeless, blue hoarding!



### 3. Construction Traffic & Parking during COVID-19

#### Construction Traffic and Deliveries

- Construction traffic has been much more concentrated in the last three months than anticipated due to the COVID-19 situation. Securing large amounts of material for the site has meant that the frequency of lorries delivering to site has been considerably higher than under normal circumstances.
- Residents have pointed out to us the difficulties some of the lorries experience in leaving the site. Sometimes, taking a long time in order to maneuver out between two parked cars; or sometimes leaving via South Road.
- The temporary yellow lines on Harvest Road were installed before the Council requested a change to our transport plan requiring vehicles to leave via Victoria Street. The yellow lines do not extend sufficiently towards the north to allow a proper exit for large lorries and sometimes they get stuck due to a car parked opposite.
- Residents have asked that there are no changes made to the temporary lines and the contractor is doing his utmost to work with the existing markings. There is no doubt that residents' cooperation in this respect means that we will very likely be able to manage without making changes to the yellow lines.
- Our parking monitor self-isolated during the worst of the pandemic but he recently started work again. With the university fundamentally closed, the level of local traffic and parking is considerably lower than it otherwise would have been.
- To date, we have four confirmed offending vehicles who have each had a fine of £100 imposed.
- Some vehicles reported in the last period were subcontractors working at 20, Harvest Road.



## 4. Extended working hours

In response to the difficulties facing construction sites as a result of COVID-19, the Government introduced changes to the normal working hours to enable contractors to catch up due to delays and to introduce shifts to ensure social distancing rules could be observed.

As advised in the Construction Update w/e 26<sup>th</sup> June., we have now formalised the site working hours with the Council.

We have not applied for the full extent of working hours as allowed by the Government (8am – 9pm Monday to Saturday) and have agreed the following:

- 8am – 8pm Monday to Friday (which originally was 8am – 6pm)
- 8am – 5pm on Saturday (which originally was 8am – 1pm)

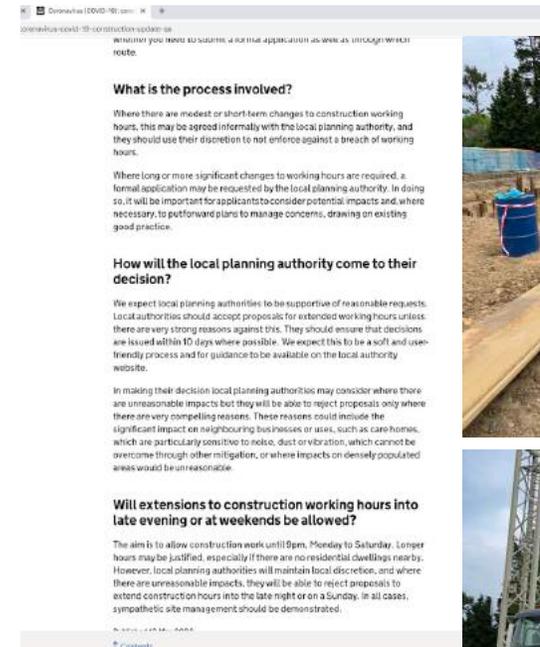
The Contractor does not expect to work much beyond 7pm during the weekdays. Saturdays will likely finish by 4pm. The additional time is only on a 'just in case' basis.

We do not anticipate having to make changes to these working hours. This will however depend on whether we will be faced with a second wave of lockdown and similar measures.

With the ground works now completed, the noisy work will reduce. For the next three months, the work on site will be largely limited to brick and block work, floors and window installation as the external walls of each building completes.

Once the buildings are weathertight, the works will move inside to the fit out of the buildings.

In the event work of a noisy character is required, the contractor will as far as possible ensure they will be completed during the normal operating hours during weekdays of the site and not during the extended hours. In the event there will be noisy work, you will be notified in advance.



## 5. Issues reported and queries raised since works started (1)...

### Question: Why are construction vehicles leaving the site via South Road?/ Big lorries leaving site get stuck and take a long time to leave the site?

*Our approved Construction Management Plan requires vehicles to leave the site via Victoria Street.*

*The temporary road marking in the road (single and yellow lines) were however, installed on the basis of the original plan – leaving via South Road. This situation was made worse due to the volume of deliveries made during the early part of the lockdown period.*

*This means that on occasions cars are parked almost opposite the exit which can block the turning circle required by a larger vehicle resulting in some time consuming manoeuvring. There have also been some incidents of parking so that the larger lorries have not been able to pass and thus had to leave via South Road.*

*We are very pleased with the co-operation from residents in moving their vehicles if necessary, as this allows vehicles to leave via Victoria Street – it also means we do not need to install additional temporary markings.*

### Complaint: Can we use the Church Car Park when you need to close or restrict access to Harvest Road?

*The Church Car Park is leased to the University and under their control.*

*Whilst the car park has not been used during lockdown it remains under the University's jurisdiction and parking of vehicles in this car park must be agreed by the University. For this reason it is not available for general use.*

### Question: Road closures in Harvest Road due to works – access for deliveries must be maintained!

*A concern was raised that if the road has to be closed or access restricted in any way, it would prevent deliveries to your homes.*

*On the occasions where works are required in the road, the road will remain accessible from either end with diversion signs in place advising delivery drivers how to reach the other end.*

*Footpath on at least one side of the road will always be maintained.*

*There will be further works required in the street at some point in the next few months to connect the utilities (i.e. bring in electric cables, water supply and gas) and advance warnings will be issued for each occasion.*

## 5. Issues reported and queries raised since works started(2)...

### Complaint: Why have the vibration started again?

*In order to construct the basement in Block C (Townsend) so that it does not damage tree roots, it was necessary to use temporary sheet piling. The piles were pushed down to c 5 meters in most locations, some down to 7 meters.*

*To extract the piles, the contractor had to use vibratory equipment to 'wiggle' the piles loose to enable extraction. Same story as with the installation.*

*Alas, the vibrations were felt by residents and we apologise for the frustration this caused.*

*The piles were extracted faster than we had hoped which was a bonus and they have now all gone! Good riddance!*

### Question: What is happening to the telecoms mast?

*Currently, three operators, EE, H3G and Vodafone share the mast on our site. EE and H3G have installed a new monopole mast in new location which they share. They have discovered that the capacity they provide for their users is not sufficient to deal with demand during lockdown and now rely on the mast on our site as a backup when demand peaks. EE and H3G are currently looking for a suitable location to install an additional monopole to cope with the demand. Once this is installed, they will cease using the mast on our site.*

*Vodafone's application to install a new monopole mast on the A30 was refused by the local planners. A new location has been identified with a greater likelihood of being approved by the planners. Vodafone is in the process of submitting a new planning application.*

*This remains, alas, a fluid situation. We all want the current mast removed and the operators are working on that basis. We will continue to update you as and when we learn of progress by the operators.*

### Question: Any progress on the CPZ?

*During Covid-19, the local Councillors and a large number of council staff have given up their normal working hours to support those who need it most during the lockdown.*

*We do understand however that Officers have been instructed to draw up plans and cost estimates to support the effort of introducing a local CPZ.*

*The intention remains unchanged and as soon as we return to some form of normality we fully expect this to be picked up again by the local councillors.*

*We will of course keep you advised of any progress we are informed of.*

## 7. Next three months

Fundamentally, the next three months will be the completion of the structures, the envelopes and roofs, but in particular

- Parfitt will receive roof trusses late July, with windows being installed in August and will soon after be weathertight;
- Preedy will have its elevations and roof installed by end of August and windows installed in August;
- Townsend, Beddoe and MacDonald will all have windows and roofs installed by the end of September/ early October.
- 1<sup>st</sup> fix – mechanical and electrical works – will start as soon as buildings are weathertight and will commence in August on Parfitt.
- Utility Connections (works in the street):
  - Electricity – September
  - Gas – end of September/ early October
  - Water – not programmed yet.



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