

# Plots 53 & 54 Residents Meeting

27 May, 2021

L&Q



# Welcome & Introductions

Simone Taylor – L&Q Regeneration Coordinator

Toni Hodson – L&Q Project Manager

Kevin McGrath – Bugler Developments Senior Contracts Manager

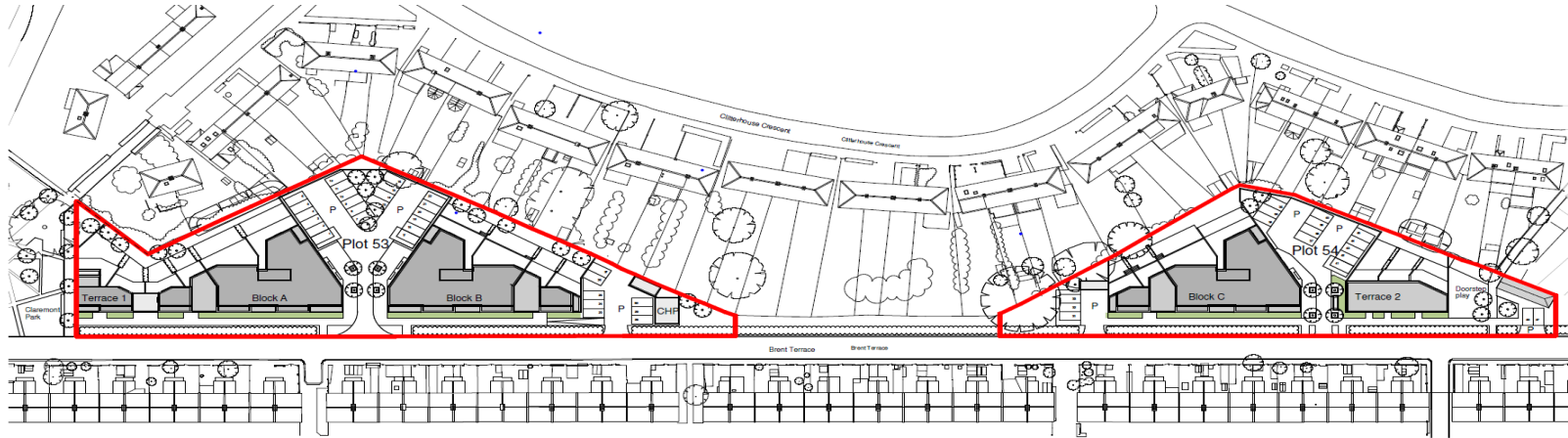
# Existing Layout

Two Plots – 53 & 54 Brent Terrace



# Future Layout

47 new homes for existing Whitefield Estate residents

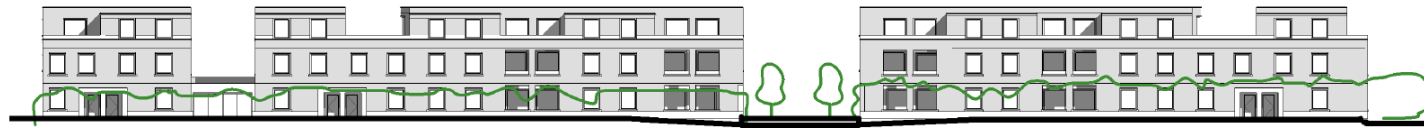


**Plot 53** – 30 Homes – Terrace 1 , Block A & B

**Plot 54** – 17 Homes – Block C & Terrace 2

**Parking Bays** – 47 Spaces

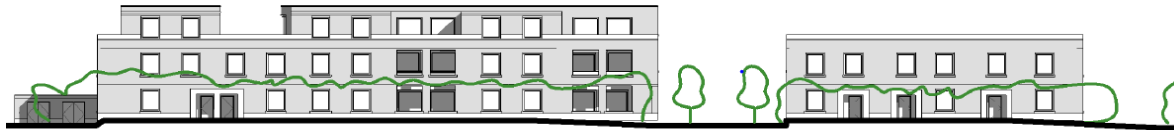
# Elevations



TERRACE 1

BLOCK A

BLOCK B



BLOCK C

TERRACE 2

**Plot 53 & 54 – Ground + Two Storeys**

**New hedge planted - Front of both plots 53 & 54**

# Programme Timeframes

CONSTRUCTION PHASE	START	END
Site setup and demolition	Month 1	Month 1
Excavation and piling	Month 2	Month 3
Sub-structure (foundations and ground floor)	Month 3	Month 7
Super-structure (upper floors, external walls and roof)	Month 7	Month 18
Fit-out (internal doors, plumbing, electrics, bathrooms, kitchens) testing and commissioning	Month 18	Month 20

# Managing Construction Traffic

## What Measures Will be Taken to Manage Construction Traffic?

- **Traffic Marshals will be on Brent Terrace**
- **Signage to advise pedestrians & cyclists of the construction site**
- **Signage and lighting on site boundaries**
- **Vehicles will reverse in from Brent Terrace with Bankmans**
- **Wheel washing facilities**
- **Timed delivery schedules**
- **Deliveries to avoid peak times & weekends (so deliveries take place 9am-4pm)**
- **Designated areas for storage, loading and unloading**
- **Staff parking not permitted on Brent Terrace**

## Mitigation Measures - Noise

- **Works within agreed hours**
- **Machinery switched off when not in use**
- **Acoustic shielding for particular noisy activity**
- **Silenced plant**
- **Prefabrication/off site manufacture**
- **No Radios on site**
- **Out of hours working only where agreed in advance**



## Mitigation Measures - Dirt, Dust & Vibration

- **Damping down during dry spells of weather**
- **Road sweeping undertaken at regular intervals**
- **Skips kept covered**
- **Any cutting undertaken with water spray**
- **Vibrating equipment used only where necessary**
- **Cutting and sawing used rather than breaking out**
- **Methodology avoids vibration & dust creation**

## Utilities

**Plots 53 and 54 require new or existing connections into the networks for:**

- **Thames Water**
- **UKPN – Electricity Power**
- **Fulcrum – Gas Network**
- **BT**
- **Drainage – The scheme has been designed to reduce the risk of flooding with Permeable paving and Attenuation tanks installed on both Plots. The design is reviewed and approved by Building Control and Thames Water so its meets all current building regs.**

# Resident Communications Strategy

- **Resident Liaison Officer on site: One point of contact for resident queries**
- **Regular drop in surgeries**
- **Regular Newsletters**
- **Letters**
- **Website**
- **Site Noticeboard**
- **Quarterly information sessions**
- **Attend & Update Residents Steering Groups & Resident Associations**
- **Consultation & Engagement Events: Meet & greet the team opportunities**

# Questions?

Please submit your questions via the function on the right of your screen or raise your hand.

If you have any further questions following today please email [staylor1@lqgroup.org.uk](mailto:staylor1@lqgroup.org.uk)