

WHITELEYS DEVELOPMENT

INFORMATION NOTICE 75

Dear Neighbour,

Re: Upcoming works, November 2020

We have a few operations to carry out over the next month. Below, we have detailed what these are, as well as our mitigations to the identified potential impacts these operations may have on our neighbours.

TOWER CRANE ERECTION

What: First two tower cranes (of a total of four remaining) to be erected

When: We are still in discussions with Westminster City Council, but we are hoping to carry these operations out on weekends of 7/8th Nov and 28/29th. We will confirm with neighbours as soon as possible if/when this is confirmed. We also have a further two cranes to be installed in new year – further information for these operations will follow closer to the time.

Why: We must carry these out over the weekend as they are high risk operations that require large exclusion zone with minimal people on site.

How: first crane (7th-8th Nov) will be installed with large 500te mobile crane, second (28th-29th Nov) erected with crane already on site.

Potential impact on community	Mitigation
Weekend working	<p>The large crane will be delivered during working hours on Friday 6th Nov in preparation for the erection over the weekend. This will reduce activity to do with the operation over the weekend.</p> <p>In terms of noise throughout the operation, the main sounds will be the use of a torque gun. These do not count as 'noisy works' as per our Section 61 agreement with WCC. Whilst it is unavoidable to complete the operations without some noise, we will endeavour to keep any disruption to a minimum. All team members will be briefed to be mindful of neighbours over the weekend and we will only start major works after 9am.</p>

	We have informed our neighbours in the community liaison group meeting (19 th Oct), followed by this information notice w/c 26 th Oct. We will confirm again with residents once details finalised with council.
Generator noise	Once erected and in use, the cranes will be powered by generators during day and switched off at night. Aircraft lights – which must be kept on – are powered by a separate feed. Q1 2021, permanent power to site will be connected – no longer need for generators.
Oversailing over roads	All cranes fitted with anti-collision technology, ensures cranes do not collide or over-sail over nearby buildings

NEW PITLANE QUEENSWAY

What: 2 new pitlanes to be created within existing hoarding lines along east elevation of site. 'South pitlane' (south end of east elevation on Queensway) and 'north pitlane' (north section of west elevation, Queensway).

Why: As we progress construction at west and east elevations, we need to provide a new safe, clean route for vehicles to enter and exit site.

When: As above, we are **still in discussions with the council**, but we are hoping to create the south pitlane at the beginning November / north pitlane, end of November.

Where: East elevation, along Queensway

How: This area is already set out within site hoarding lines and currently houses welfare facilities. These will be temporarily moved to the west elevation of site before a more permanent solution for welfare facilities is up and running within the basement structure.

Potential impact on community	Mitigation
Weekend working	We will use the crane to remove existing welfare facilities during working hours on a Saturday (date tbc).
Traffic disruption	A traffic marshal team will be deployed in that area at all times during working hours to manage traffic flow.
Parking suspensions	4 extra parking suspensions along Queensway will be put in place. We will install extra barriers, fencing and cones along pavement to deter people sitting in these areas along Queensway.



LIGHTS ON SITE

What: Although not a major operation, we have extended the times that our lights are switched on on site: they are now switched on by timer 6am-10am, and 3pm-7pm

Why: to ensure enough light on site as shorter days come in – ensure safety on site

When: In place now

Potential impact on community	Mitigation
More light coming from site	<p>Lights are switched on and off by timers and they are positioned facing into site, pointed downwards to ensure they do not impose on neighbours' homes.</p> <p>If we have a late delivery or collection, we will keep the lights on later to ensure safety of operatives on site and switch them off manually when leaving site.</p>

If you have any questions regarding this information, please contact Mary-Anne, site community manager – 07818 528837.

If you have any other questions, please email whiteleyscommunity@laingorourke.com. Your query will be responded to within 48 hours.

Kind regards,
The Expanded team