

Maitland Park Development

Progress of Demolition at Aspen House and Construction Management Plan overview



BOUYGUES
UK

Shaping a **Better Life**

Progress on Aspen House demolition works

- Demolition of Aspen House and Gymnasium building has been completed by the 18th of November
- Currently progressing with the breaking/ peckering and removal of ground floor slabs and foundations from the Aspen House Building
- The peckering/breaking was taking place at reduced hours (12:00-14:00). **However, from Monday the 14th we have increased the hours to a 3.5 hour breaking time 11:00-3:00pm with a half hour break. This will give us a good chance of completing breaking works prior to December shut down and mean the works remaining in January should be quieter.**
- Processing the rubble from the demolition materials through the crusher will continue.
- The demolition of the gymnasium building and works to Park Hill Road garden wall have been completed
- Progressing with the reduced dig works across the site (this is a continuous activity throughout the day – please note this is a separate activity from peckering)
- Progressing with laying of the pile mat across the site, this allows a safe working platform for machinery to work on.
- The site will be closed for Christmas from 12:00PM 24th December until the 4th January 2021. 24 hour site security will remain during the Festive period.



Peckering Machine



Digger Machine

Site progress in period



1



2



3



4



5



6



7



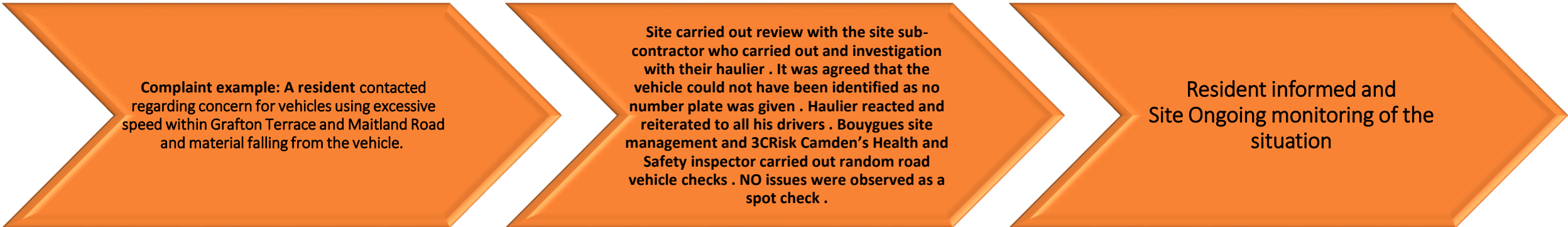
8

Progress on Aspen House demolition works – Complaints and Issues

Complaints coming in mostly on Dust, Noise and Vibrations

Issues that come via phone calls are acknowledged and answered, always in discussion with the site team.

Where we don't have immediate answers, we let the resident know and then reply later. It is the responsibility of the RLO and the site members to collate complaints, coordinate it with the team, to the client and record it.



Complaint example: A resident contacted regarding concern for vehicles using excessive speed within Grafton Terrace and Maitland Road and material falling from the vehicle.

Site carried out review with the site sub-contractor who carried out an investigation with their haulier . It was agreed that the vehicle could not have been identified as no number plate was given . Haulier reacted and reiterated to all his drivers . Bouygues site management and 3CRisk Camden's Health and Safety inspector carried out random road vehicle checks . NO issues were observed as a spot check .

Resident informed and Site Ongoing monitoring of the situation

Actions from last CWG meeting:



Acoustic Jacket

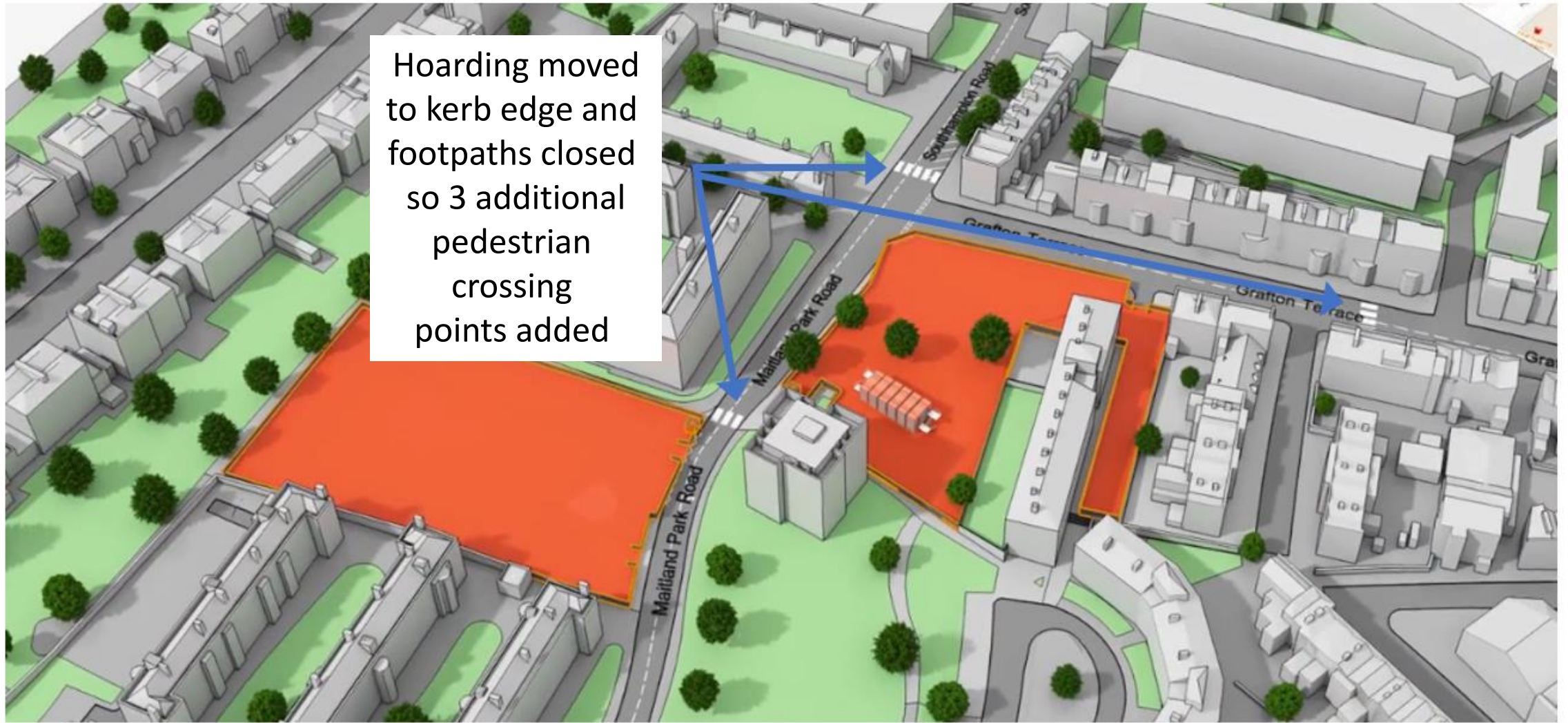
- **Barking security dog** | We had a call to do with concerns about the security dog being upset and barking continuously, we had another complaint to do with same dog bark disturbing residents in the night, followed with another to do with the dog barking at people walking their dogs on Maitland Park Villas. This is discussed within the team, Project Manager / Client and the security provider. Action taken is the dog was removed and an additional static guard was deployed providing 2 guards on site for Health And Safety needs.
- **Being mindful of the residents** | In all aspects of issues that are drawn to our attention we listen check our monitoring systems move and rearrange our works to help residents especially with the lockdown and people working from home. The site in collaboration with the council have implemented additional measures in the form of using acoustic jacket on the head of the breaker and an acoustic barrier to lessen the noise.
- **Weekly client meeting** | We are having weekly catch-up meetings with the client to discuss best ways forward
- **Keeping in touch** | We are distributing weekly bulletins to core residents letting them know what we are doing on site and what is coming up
- **Minimizing the peckering noise** | The breaking/peckering of the building foundations was reduced to 2 hours per day for the past couple of weeks. Starting this week, it has been increased to a 3.5 hour slot to make best endeavors to complete this element prior to Christmas shutdown

CMP (Construction Management Plan)

- CMP was Issued for consultation which ended 11th December
 - CMP was updated from the Demolition phase to reflect the Construction phase of the works .
 - CMP remains a live document
 - CMP will be updated with any significant changes such as site logistics, layouts and significant changes to the methodology of the building which could cause an impact on the local community and environment.
 - CMP currently covers but is not restricted to site cabin positions , External hoarding lines , access and egress to and from the site , working hours environmental considerations. Refer to the following slides
 - Work hours on for the Maitland Park Development will be 8:00 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturday
 - The existing hoarding around Grafton Terrace site will be replaced with new hoarding
 - Noise and dust monitors will be added to Grafton Terrace site
 - The road Grafton Mews will be closed to vehicular and pedestrian traffic from Grafton Terrace side, but residents will be able to access their homes through a pedestrianised passage way from the south end only.
-

Maitland Park Project – Proposed Pedestrian crossing routes around site.

Maitland Park Hoarding Extent



Maitland Park Project – Traffic management plan

Traffic management plan showing foot path closures and new pedestrian crossings



At this point we would like to wish everyone a very Merry Christmas and a Happy New year and thank you for your patience and understanding during these works .

Thank you for your time

Any Questions?

