

Maitland Park Estate

Upcoming works at the Aspen House site & Grafton Terrace

Newsletter Issue 6 – February 2021

Dear Residents,

We hope you are keeping safe and well during the current COVID-19 pandemic.

Progress to date: Thank you for your cooperation during the demolition works at Aspen House over the last few months. We have completed all aspects of demolition and are beginning preparations for building on the Aspen House site and the Grafton Terrace site.

The scheme will deliver:

- 119 new homes (51 of which will be for council rent) across 3 blocks and a standalone home
- A new community space with a garden
- New play provision to replace the old games area (types and locations to be determined)
- Two new substations to bring sufficient power to both development sites (Aspen and Grafton Terrace). The blocks will also be fitted with solar panels and substrate-based biodiverse roofs.
- Improvements to the surrounding landscaping and open spaces on the estate and other associated external works

After extensive public consultation, the scheme was granted planning consent in March 2015 (Application ref: 2014/5840/P). Minor amendments to the scheme were subsequently granted consent in September 2020 (Application ref: 2019/4998/P).

Figures 1 to 6 in this newsletter provide plans indicating the locations of:

- the new blocks
- new temporary pedestrian crossings for the duration of the construction period
- temporary parking suspensions along Grafton Terrace and Maitland Park Villas for the duration of the construction period
- temporary relocation of refuse bins on Maitland Park Road
- hoarding along the site boundaries

Upcoming works will include:

Aspen House site:

- From 22nd February, we will be moving the site hoarding alongside Maitland Park Villas, which will require closing the footpath directly in front of the site entrance and installation of temporary traffic lights.



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- Towards the end of March, we plan to start work on the piled foundation, which consists of drilling holes into the ground with a piling rig and filling them with concrete to provide foundation support for the new building. During this time, you will notice an increased number of concrete trucks coming to site. All incoming and outgoing vehicular traffic will be managed carefully to minimise disruption to residents and neighbours. The piling method being used is a low noise, low vibration solution for the foundation works.

Grafton Terrace site:

- From 22nd February, new hoarding will be put up around the Grafton Terrace site. This will require closing the footpath on Grafton Terrace in front of the construction site, as well as the footpath at the corner of Grafton Terrace and Maitland Park Villas. The footpath along Maitland Park Villas in front of the Aspen House site will also be closed from February 2021 until September 2022. Pedestrian crossing points will be installed prior to these footpath closures to ensure safe crossing of roads (please see figure 2 below for details). These will be in the form of pedestrian activated traffic lights.
- In late February we will start ground works and excavation on the site.
- In mid-March we will connect amenity/utility services and set up our site offices
- We will start the installation of piled foundation (drilling into the ground and pouring concrete to form foundations) on Grafton Terrace during April.

Further announcements:

- There will be new traffic arrangements set up during the works period for about 74 weeks, including:
- Installation of 3 new pedestrian crossings - see **Figure 2**.
- Suspension of car parking spaces adjacent to the hoardings surrounding Grafton Terrace (corner of Grafton Terrace and Maitland Park Villas) and in front of Aspen House site on Maitland Park Villas – see **Figures 3 and 4**
- **Please note that the works on Grafton Terrace will close access to Maitland Park Road at the Grafton Terrace end. Residents' refuse bins will be relocated to the top of Maitland Park Road to allow for refuse collection** - see **Figure 5** for details of relocation.
- A mixture of hoarding and weld mesh will be installed around the areas highlighted on **Figure 6** starting on week commencing 15th March, this will enclose our works area and protect the local community – see **Figure 6** for details. Weld mesh will be used to ensure areas do not feel too enclosed and still allow plenty of light into all walkways.

Keeping in touch: We will keep you up to date with our progress on site with these regular newsletters. Please look out for more information on our regularly updated Bouygues UK noticeboards and your local Tenants and Residents Association noticeboards.



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We apologise in advance for any inconvenience caused to residents. We hope with your cooperation we can finish the work safely and in good time. If you would like to receive updates via email please contact Evelyn Mills, the Resident Liaison Officer (RLO). For all other queries please contact Evelyn or site manager, Mark Crisp (contact details on last page).

Out of Hours emergency number: 07540 090 644

The health and safety of all residents and the surrounding community is our top priority. Please help us to ensure the safety of children by making sure they do not enter the site, both during and after working hours.

The next Construction Working Group (CWG) meeting is Thursday 18th February 5:30 – 6:30

To join the CWG or if you have any queries about the scheme, please contact: Rebecca.Ellis@camden.gov.uk, or call: 020 7974 3878.

Kind regards,

The Bouygues UK project team.

What is being built?

- Construction of residential apartments on two sites: Aspen House site and Grafton Terrace– see **Figure 1**
- Construction of 119 homes in three blocks across the two sites along with new community space being provided on the ground floor of 'Grafton Terrace'.
- Construction works will last for around 74 weeks starting from late March



Figure 1 – Aspen House site and Grafton Terrace site layout plans

**W/C in the descriptions below the following figures refers to “week commencing”. These measures will be in place until completion of construction in September 2022.*



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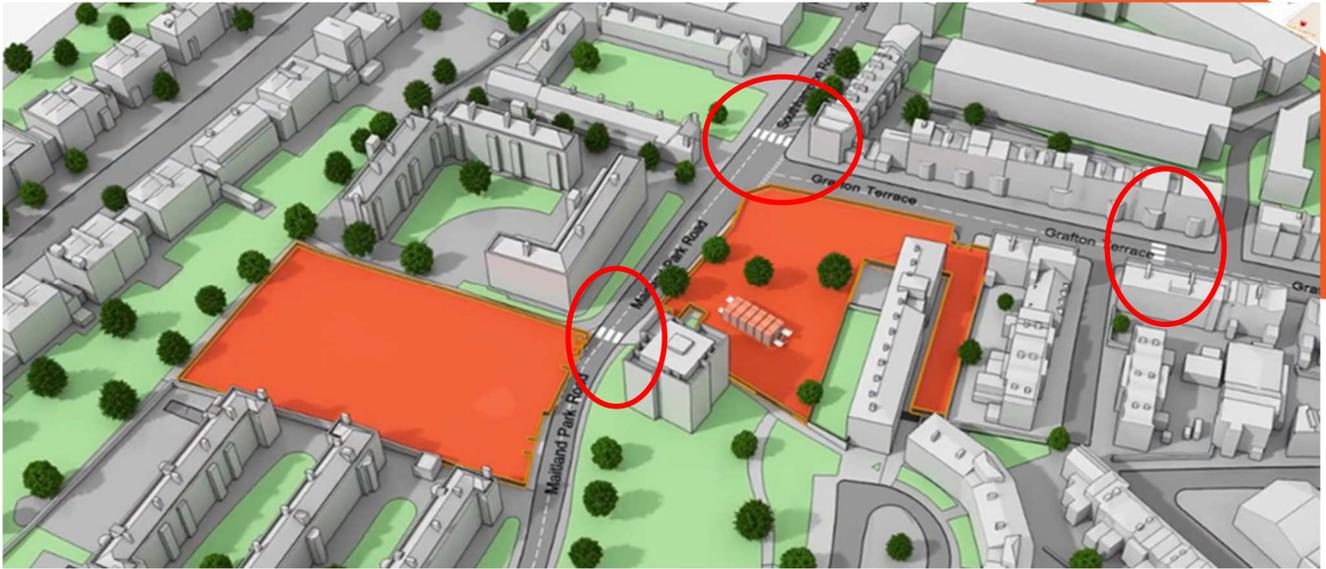


Figure 2 - Installation of new pedestrian crossing w/c 22/02/2021

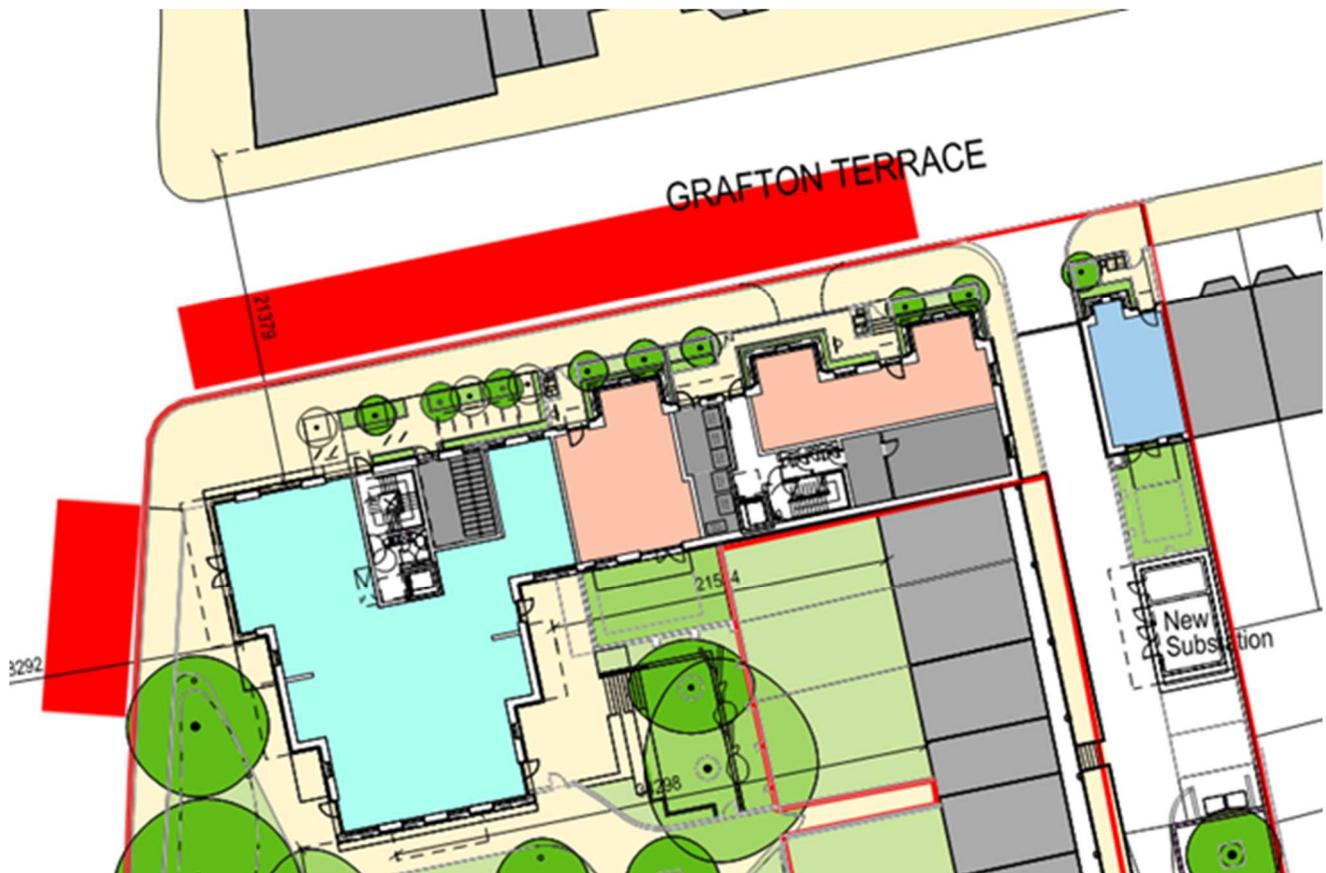


Figure 3 - Parking suspensions along the corner of Grafton Terrace and Maitland Park Villas from w/c 22/02/2021 are shaded in red



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Figure 4 - Parking suspensions along Aspen House site from w/c 22/02/2021 are shaded in **red**



Figure 5 - Relocation of Maitland Park Road (Block 109 -134) refuse bins. Bins currently in location of **red** area will be relocated to area in **blue** w/c 15/03/2021 for the duration of construction works



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Figure 6 – Completed hoarding layout around Grafton Terrace. The orange line shows traditional timber hoarding, and the green line represents weld mesh which allows light through and feels less enclosed.



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Your safety is our concern

Bouygues UK takes every precaution to keep you safe throughout the construction process.

At all times, our site will be secure and surrounded by fencing but building sites can be hazardous places:

- We dig deep holes
- We erect scaffolding
- We use large, noisy machinery

Please do not enter the construction site, unless it is part of a pre-arranged visit by our project team.

- Our operatives and staff are trained to work safely

Please help us to keep you and children safe, and take extra care during the school holidays.



Considerate Constructors Scheme

Bouygues UK firmly supports the aims of the Considerate Constructors Scheme. All of our sites are registered with the Scheme, and regular visits from the Considerate Constructors monitor will help us to ensure that we continue to improve our performance in showing full respect for:

- Appearance
- Community
- Environment
- Safety
- Workforce

Please let us know if you have any concerns.

Our contact details are on the newsletter that you should regularly receive or on the site hoardings.

If you would like further information regarding the Scheme you can visit their website at www.ccscheme.org.uk



Standard site working hours are:

Monday to Friday: 8am-6pm
Saturday (if needed): 8am-1pm
There should be no noisy works before 8am.

Want to speak to us?

We understand you will want to know what is happening in your area. Our team is available to answer any queries or concerns you may have and are only too pleased to hear from you. If you have any community projects that you think Bouygues UK could get involved with, please contact the site team below.

Your contacts



Left: Mark Crisp, Site Manager
Tel No: 07826 315473
Email: mark.crisp@bouygues-uk.com

Right: Evelyn Mills, Residents Liaison Officer
Tel No: 07917 824038
Email: evelyn.mills@bouygues-uk.com



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