



CHARLIE RATCHFORD EXTRA CARE

LOCAL RESIDENT'S NEWSLETTER

REF: GTPNewsCR:001- December

Dear Occupiers of No.1-11 Crogsland Road and Charlie Ratchford Extra Care CWG Members;

December/ January Works.

As summarised at the last CWG meeting the upcoming works on site for Dec/Jan include enabling works to facilitate the Working Platform required to provide foundations for the new-build. This works has now commenced on site and will provisionally include reducing the level of the ground site-wide. None of this work presents a threat to neighbouring properties and there will be no work between Christmas and New Year.

A brief explanation of the preparation works so far and going forward can be found below:

UXO (unexploded bomb ordinance) works are now complete and the site has been de-risked.

Before Christmas and in early January enabling works include removal of hard standings, reducing levels on site and works to form a pile mat so piling works can begin at the end of January.

In order to reduce levels, the existing hardstanding will need to be broken up and removed. This will generate noise and vibration in the vicinity but poses no threat to neighbouring buildings. We will however only utilise the breaker when hardstanding is of a depth and reinforced that it simply cannot be 'dug-out'. The noisiest element of these works will likely involve the removal of the hardstanding's which will form the initial phase of the works.

Works have been discussed with the relevant bodies including the party wall consultant and the guidance includes ensuring that the excavations do not exceed the depth of the existing building foundations at the boundary of No 1-11 Crogsland Road, or indeed the retaining wall from the building to the boundary. These precautions amongst others are being followed.

Works are being planned to be carried out in the shortest possible period to avoid a prolonged period of disruption for neighbours.

If you have any further queries, please in the first instance email Joe at joe.abel@localdialogue.com or call 020 7036 3536. This will then be communicated to the GTP Management Team.

I hope you all have a Happy Christmas.

Kind regards,

Galliford Try Partnerships London