

**Record Of
Meeting**

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PROJECT	Kensington & Chelsea College - New College Building	DATE OF MEETING	27 January 2009
		DATE ISSUED	15 April 2009
PURPOSE OF MEETING	Community Consultation	MEETING NO	2
		PLACE OF MEETING	Kensington and Chelsea College - Hortensia Road
PRESENT	Richard Lane (RL) Dimphy van Wijk (DVW) Miles Delap (MD) Anne-Marie Taylor (AMT) 9 Residents	REPRESENTING	Kensington and Chelsea College Cushman & Wakefield GTMS GTMS

ITEM		ACTION
1.	Introduction	
1.1	The Community Liaison Group meetings are intended to keep the local residents informed and to offer a forum to local residents and groups to make comments on the construction process of the New College Building at Hortensia Road. The meetings will be held on a regular basis. It is our purpose to ensure that meetings are informal and open to all parties interested.	
1.2	DVW introduced RL, MD and AMT, herself and the purpose of the meeting. DVW noted that the College had received planning permission on the revised scheme for the New College	
1.4	There were 9 residents present, mainly from Hortensia House but also from Hudson House. The floor was then opened to the Residents for Questions and Comments	
2.	Questions & Comments (Please note that the italic paragraphs beneath the answers have been added to the minutes for further clarification.)	
2.1	The residents sought clarification again on the height of the new College building. Answer: The Height of the New building is only slightly lower, despite changing from 6 stories to 5 stories. The highest point of the original consented scheme is 27.300m. The highest point of the proposed scheme is 26.410m. In particular, there were changes to the height of the tower which was moved slightly..	GTMS
2.2	Where is the front of the building going to be? Will it be built right up to the	

street front?

Answer: The building fills the entire site footprint. It will build up to the front of the street. The building cannot be pushed back further from the street edge as a result of the high voltage cable that has been discovered along the back of the site. The College needs to make the best use of its site and will be similar to the Sloane Building

GTMS, C&W

2.3

How will disturbance be limited when construction commences on the College site? I.e. Noise, waste removal, cement pumping, piling etc.

Answer: GTMS explained that they understood that construction can cause some concern to the residents but that they are working with reputable construction companies all of which will have a programme in place to minimise construction disturbance.

GTMS

With respect to mud on the road, GTMS explained that there will be facilities on site to prevent mud from being tracked onto the road. Such facilities could include wash down areas and wheel washers. It is anticipated that the contractors would cover lorry loads with sheets when leaving and entering the site to prevent wind blown debris littering the road and neighbourhood.

GTMS also explained that they understood that dust was of concern during the site preparation, earthworks and landscaping. They explained that it was general practice to undertake the following to minimise dust generation on site:

- Damping down and sweeping the site when there has been a period of dry weather
- Covering skips and loaded lorries
- Handling materials carefully to avoid generating dust
- Use cutting and drilling equipment with water sprays whenever possible

In addition, GTMS explained that piling techniques have advanced to reduce noise and vibration which includes the use of augured piling techniques. It was explained that there would be no "bashing" of the piles into the ground, construction techniques which are much less noisy will be used instead.

2.4

What will be the hours of construction?

Answers: GTMS explained that working hours will generally be restricted to:

- 8 am to 6 pm, Monday to Friday.
- 8 am to 1 pm, Saturday.

GTMS

There will be no working on Sundays or Bank Holidays.

On most days the noisy/heavy construction work will wind down by 4pm. In exceptional circumstances the contractor may apply to RBK&C to extend these hours but notification will be given in advance should this occur.

2.5	<p>The Residents were concerned that the loss of car parking would mean that the students would park in the street instead.</p> <p>Answer: The proposed scheme will provide 3 car parking spaces and it is considered that this complies with the parking standard stipulated by the RBK&C UDP. No other car parking will be provided for the College students or staff. There will be a minibus that will transfer students to KCC's other site in Wornington. There will be 40 cycle spaces and six motorcycle bays. This together with public transport will be the preferred mode of transport for both students and staff. A travel plan has been submitted to RBK&C and has been approved. It is considered that the loss of the existing car park and the reduction in parking spaces compared to the approved scheme enable the proposed new College building to contribute to sustainability and subsequently is more consistent with national, regional and local planning policy which seeks to encourage the use of more sustainable modes of transport.</p>	GTMS, C&W
2.6	<p>How will the construction traffic be limited?</p> <p>Answer: GTMS explained that every effort would be made to minimise disturbance to the local community by construction traffic and parking. Parking of lorries would be made available on site wherever possible. There would also be an off site location where lorries are held until the material and lorry can easily deliver the load to the site. This off site hold location will be within 10-15 minutes drive of the site.</p> <p>It is expected that there would be an average of 10-15 lorry movements to and from the site per day, with a higher number at the start of the project during the excavation works. The contractor will manage this movement closely and in addition GTMS will ensure that the contractors liaise with the adjacent college and school in order to minimise the traffic impact as far as possible.</p>	GTMS
2.7	<p>When will be the most noisy time of construction?</p> <p>Answer: During construction of the basement and frame of the building.</p>	GTMS
2.8	<p>What type of brick work will be used?</p> <p>Answer: The building will be built using red bricks similar to those already used on Hortensia Road.</p>	GTMS
2.9	<p>Residents were concerned about the height of the tower shown in the plans.</p> <p>Answer: The part of the building shown as the tower will be 5 stories high. It is inline with the built form of the Sloane Building. It has been pushed back as far as possible and it is flush with the back of the building.</p>	C&W, GTMS
2.10	<p>When will be the busiest construction period?</p> <p>Answer: September 2009 to January 2010. This is when the major excavation and piling work is undertaken.</p>	GTMS
2.11	<p>Which contractors have been short-listed?</p> <p>Answer: The following contractors have been short-listed:</p>	GTMS

- Verry Construction
- Kier London
- Sheppard Construction Ltd
- Norwest Holst Ltd
- Wates Construction Ltd
- HG Construction Ltd

Verry Construction one of the 6 tenderers has in the past two weeks gone into administration. This was completely unexpected and shocked the building industry. To keep the same number of potential contractors Mansell Construction have been asked to tender, they were tied with Wates Construction and HG Construction in points following the PQQ scoring and were only discounted due to capping the number of tenderers to 6.

2.12

Who will be responsible for the site management? Will the residents have access to the site manager and his contact details?

Answer: The chosen contractor will nominate a site manager who will have overall responsibility for the site. Signs will be displayed in a prominent place with the following information:

- Contractors name
- Address for enquiries and complaints
- Site Manager or Liaison Officer
- Local contact number
- Emergency contact number

It is very important to KCC that the site management is executed well, therefore the community liaison meetings will be held throughout the construction period.

GTMS

2.13

As a result of the dust created from the construction, will you be undertaking window cleaning of the local residences?

Answer: Yes this is a possibility depending on your location to the site.

Next meeting will be held on Tuesday 14 July at 6.30pm in Room SG03 (on the ground floor) of the Sloane Building.

GTMS