

# Elysian

## RESIDENCES

### Newsletter Issue 3

#### Kew Waterside formerly The Old Biothane Plant site

**Dear Neighbour,**

Welcome to our latest construction update for the Kew Waterside site, formerly known as The Old Biothane Plant. Since our last newsletter, significant progress has been made, and the demolition phase is now complete. The piling phase is set to begin the week commencing 3 March, with completion expected by 28 April. The piling phase will be managed by our principal contractor, Franki Foundations, part of the Besix Group of companies.

#### **Security Cabin**

The security cabin, which was temporarily removed while awaiting the next phase, will be reinstalled during the week commencing 3 March. To protect the newly planted area near the Kew Riverside lettering and sculpture, it will be positioned closer to the roundabout and away from the front entrance.

#### **Mobilisation**

Prior to the commencement of piling, mobilisation activities will take place during the week commencing 3 March. During this time:

- Welfare cabins will be delivered to the site.
- Noise, dust and vibration monitoring devices will be installed.
- Excavators and other plant equipment will arrive to assist the piling rig.

As with previous deliveries, these will be carefully coordinated by Clipfine traffic marshals in liaison with POD to ensure safe passage through Melliss Avenue and minimise disruption to residents.

#### **Piling Phase**

The piling rig is scheduled for delivery the week commencing 10 March via a low loader and HIAB lorry with a trailer.

The piling rig will take approximately one day to set up. Piling installation will be carried out using the Continuous Flight Auger (CFA) method to reduce drilling noise. Displaced ground materials will be stockpiled before being removed from the site. At peak activity, we anticipate a maximum of:

- 15 concrete delivery lorries per day.
- 15 muck-away lorries per day.

Cliffline will continue to manage construction traffic and traffic marshals will be present along Melliss Avenue to ensure minimal disruption.

The piling phase is expected to conclude by 28 April, after which welfare facilities and plant equipment will be removed by 30 April. Portal Security will maintain its existing contractor arrangement for site security. Once the piling phase is complete, we will issue another newsletter detailing the next stage of the construction programme.

### **Minimising Impact**

We will continue to monitor noise, dust, and vibration levels in compliance with current legislation requested by LBRuT. The site hoardings have been erected at a height of 3 metres—higher than the standard—to help mitigate noise disturbance. Any concerns raised will be promptly addressed.

### **Working Hours**

Construction hours, as agreed with LBRuT, are as follows:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00

Should there be any changes to the schedule we will notify you in advance.

If you have any questions or require further clarification, please contact our Community Liaison Manager, Janine, at [janine@themorrisconsultancy.co.uk](mailto:janine@themorrisconsultancy.co.uk) or call **07568 350410** for urgent inquiries. For on-site emergencies only, please contact **Portal Security Helpdesk** at **0330 135 5933**.

Thank you for your continued patience and cooperation as we progress with this exciting development for the Kew Riverside community.

**Kind regards**  
**Elysian Development Team**