



# ELYSIAN

RESIDENCES

## Newsletter Issue 1

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

Dear Neighbour

We wrote to you in March this year when we introduced our company, Elysian Residences, and outlined our plans for the site at Kew Riverside Estate, formerly known as The Old Biothane Plant. The proposed works sit within the existing planning consent awarded in September 2020, and we have committed to completion of a construction programme over the next couple of years.

Having completed the early investigations on site, we are now due to commence the demolition phase of the development works. So that you have advance notice of these works, and can plan ahead in order to minimise inconvenience to your daily routine, we have included a plan of the proposed activities until December, overleaf. Please refer to this for further information.

In summary, the works are due to start Tuesday 27 August, and this is the date when our principal contractor for the demolition phase, Clifford Devlin, will commence on site. Site hours are dictated by RBRuT and are Monday – Friday from 0800 – 1800 and Saturday from 0800 – 1300 as per planning permission condition U00079765. There will be no works on Sundays or Bank Holidays unless agreed in advance with the council.

The works are set to continue for 16 weeks, and the anticipated completion date is 16 December. The table shows the planned activities over the 16 weeks and whether the works will be audible. We will be monitoring noise, dust and vibration levels on site to help minimise the impact of the works in keeping with current legislative parameters. We will maintain the existing berm and as much vegetation as possible along the Melliss Avenue boundary of site as it offers more noise and vibration protection rather than levelling the ground and installing a hoarding line. In addition, we are installing acoustic barrier screens in the first week across the Southern and Western boundaries to minimise any potential impact.

During the demolition and construction phases, our logistics contractor, Clipfine, will manage the onward passage of construction-related traffic, through the estate to site, during working hours. You will become more familiar with Clipfine's team marshalling the route along Melliss Avenue from Monday to Friday and Saturday mornings. There are on-going negotiations taking place between POD Management, Clipfine and Elysian to manage the traffic flow during these works to ensure safe passage and parking for all parties and pedestrians along the route. Wheel washing facilities will be employed to avoid culmination of dirt and debris on the estate road.

Elysian commissioned a condition survey of Melliss Avenue a few months ago, and in the event of any damage caused by construction traffic to the road, we will continue to maintain safe passage for vehicles whilst remedial works are undertaken. With regard to the trip generation for this period, we anticipate no more than 6-8 trips on a typical day, but we will try to limit this as much as possible.

Clipfine will be on hand to manage and minimise any potential disturbance and should there be any concerns, our community liaison manager will be on hand to help answer queries at [janine@themorrisconsultancy.co.uk](mailto:janine@themorrisconsultancy.co.uk); alternatively phone her on 07568 350410 for urgent enquiries. For on-site emergencies only, please contact Sebastian on 07808 798789.

### **Demolition phase programme**

<b>Weeks 1-2</b> (From week commencing 26 Aug 2024)
<ul style="list-style-type: none"> <li>• Site set up (delivery of welfare cabins)</li> <li>• Delivery of machines (in advance of demolition start)</li> <li>• Clearance of vegetation (vegetation on Melliss Avenue to be maintained as much as possible)</li> <li>• Removal of any sludge in vessels</li> <li>• Bund retained on Melliss Avenue and installation of acoustic screens to Southern and Western boundaries</li> </ul>
<b>Weeks 3-10</b> (From week commencing 9 Sep 2024)
<ul style="list-style-type: none"> <li>• Demolition of tanks (audible works)</li> </ul>
<b>Weeks 11-12</b> (From week commencing 4 Nov 2024)
<ul style="list-style-type: none"> <li>• Crushing of demolition arisings (audible works)</li> <li>• Installation of pile mat (audible works)</li> <li>• Installation of hoarding</li> </ul>
<b>Weeks 13-14</b> (From week commencing 18 Nov 2024)
<ul style="list-style-type: none"> <li>• Installation of pile mat (audible works)</li> <li>• Installation of hoarding</li> <li>• Demolition of hardstanding (audible works)</li> </ul>
<b>Weeks 15-16</b> (From week commencing 2 Dec 2024)
<ul style="list-style-type: none"> <li>• Pile probing (audible works)</li> <li>• Collection of machines</li> </ul>

***Please note this newsletter has been issued by ER, it does not imply any agreement with KRRC Ltd.***