

Construction Newsletter

Issue 1
March 2018

As you may be aware, construction work will soon commence at 196-222 King's Road. Cadogan have been stewards of the local area for over 300 years and as such are committed to minimising disruption to local residents and businesses.



View of the scheme from the King's Road, at the corner of Chelsea Manor Street.

The 196-222 King's Road redevelopment will enhance the central section of the King's Road, opposite Chelsea Town Hall.

The scheme will feature:

- flexible retail space including both small and larger shops, to King's Road and Chelsea Manor Street;
- an improved Waitrose store (we will keep Waitrose open throughout the works);
- a large pub in the same location as the existing pub;
- an independent cinema which, once completed, will see Curzon reinstated to a 600 seat cinema with improved disabled access and customer experience;
- 47 new homes including for affordable and market rent;
- a rooftop bar providing a unique view across Chelsea and beyond;
- high quality office space.

The plans will restore the historic façade of the original art-deco Gaumont Theatre building, introducing the best of modern design in harmony with the heritage surroundings.

The work will commence during the first week of April 2018 and is due to be completed in Spring 2022.

DROP IN AND MEET THE PROJECT TEAM

Before construction work begins, we would be delighted if you could attend one of a series of drop-in events, which will provide the opportunity to meet the project team, find out more about the plans and learn about the construction programme.

These will take place at **226 King's Road, London SW3 5EJ** on:

- **16:00-19:30 – Tuesday 13 March 2018**
- **10:00-12:00 – Saturday 17 March 2018**

OUTLINE CONSTRUCTION PROGRAMME

April 2018

Construction work commences

Summer 2018

Demolition works begins

Winter 2018

Basement works starts

Summer 2019

Construction work across the site

Late 2021

Construction completed

Spring 2022

Internal fit-out to be completed

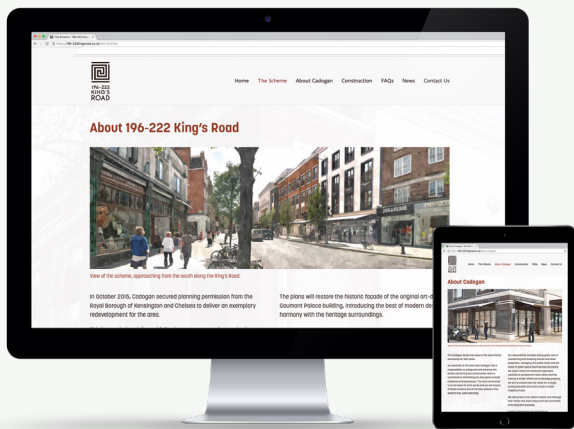
KEEPING YOU REGULARLY INFORMED

In October 2015, Cadogan secured planning permission from the Royal Borough of Kensington and Chelsea (RBKC) to deliver an exemplary redevelopment for the area.

Construction will begin shortly following many years of consultation and engagement with residents, local businesses, tenants, customers and the wider community.

During the construction programme we will provide regular updates through local newsletters to keep neighbours up to date with information about the construction and news about the site.

A dedicated project website - www.196-222kingsroad.co.uk - has now also been launched, on which you can find notifications of upcoming activity and subscribe to receive regular email alerts.



CONTACT US

If you have any questions about the works please do not hesitate to contact us:



Elizabeth Ricardo Binding on **020 7612 8490**
(or for out of hours emergencies only please call 020 7730 4567)



196-222KingsRoad@cadogan.co.uk

From 03 April 2018 the Wates Project Director, Neil Lock, will be on site daily and will be pleased to be of assistance. Out of hours contacts will also be established during construction.

For further information please remember to visit our dedicated website: www.196-222kingsroad.co.uk.

BEING A CONSIDERATE NEIGHBOUR

We always aim to be a considerate neighbour. We will ensure the works are managed safely and to the highest standards, minimising noise and disruption throughout the construction period.

- Construction works will only take place between 8:00am - 6:00pm on weekdays, with noisy high impact work limited to 9:00am - 12:00pm and 2:00pm - 5:30pm.
- No construction work is permitted during weekends and public holidays save for exceptional circumstances.
- Deliveries and collections will be restricted to 9:30am - 4:30pm, Monday to Friday.
- Cadogan has had extensive dialogue with RBKC to agree a very detailed traffic plan to reduce the impact of construction related transport movements as much as possible.

Cadogan requires all contractors to abide by RBKC's Code of Construction Practice and the Considerate Constructors Scheme whereby contractors will commit to giving the utmost consideration to their impact on neighbours and the public.

CONSTRUCTION UPDATE - APRIL 2018

Cadogan has appointed Wates to deliver the works. Wates are a family owned construction company with over 100 years of experience delivering complex projects in RBKC and across the UK. Most recently they completed the new entrance, courtyard and purpose built gallery for the Victoria and Albert Museum and the same team will now be responsible for the delivery of the King's Road project.

The construction programme has been carefully considered. During the first phase the Wates team will begin to prepare the site for construction, with limited activity taking place to the front of the building.

During the first six weeks the initial works to take place will include:

- general site set-up including enabling works;
- set up of welfare for workers;
- introduction of hoarding and scaffolding;
- removal of internal structures and asbestos from the existing empty buildings.

Once this has been completed, demolition will commence. The first phase of works is due to be completed in the autumn 2018. We will provide further updates on the subsequent phases as the works progress.