

---

## Construction Newsletter

Issue 2  
June 2018

---

This is the second King's Road construction newsletter, providing an update about work taking place at 196-222 King's Road over the months ahead.



View from the corner of Chelsea Manor Street and Hemus Place.

As stewards of the local area for over 300 years, Cadogan is committed to minimising any disruption to our tenants, local residents and businesses.

We have appointed a dedicated team at London Communications Agency so as to be able to respond quickly to any questions or concerns you may have at any time during the construction period (contact details overleaf).

### PROGRESS UPDATE - MAY 2018

The first phase of work preparing the site for the construction programme, has now been completed. This has included setting up welfare facilities (toilets, first aid and other amenities) for workers and the removal of internal structures from the existing empty buildings.

### WORK ACTIVITY - JUNE TO JULY 2018

In June, scaffolding and hoarding will start to be installed to the façade of the Gaumont Palace building (Habitat). As the works commence there may be temporary pavement closures along the north side of King's Road.

From early July, the Trafalgar pub will close (reopening in 2022) and occupiers will also vacate the Friese Green House office building.

Following the preparatory works, we expect to begin 'soft strip' demolition, which is the process of removing all non-structural elements inside and outside of a building to facilitate refurbishment or re-modelling works.

We will continue to remove asbestos from the existing empty buildings over the next six months.

We will provide further updates on the timings of the works and subsequent phases as the project progresses.

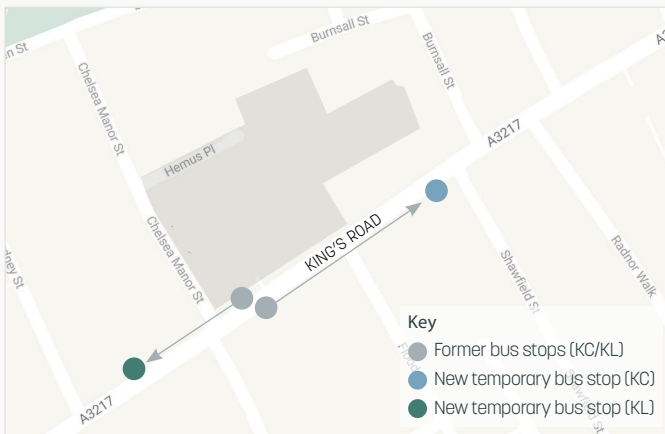
---

## OUTLINE CONSTRUCTION PROGRAMME

<b>April 2018</b> Construction work commenced	<b>Summer 2018</b> Demolition works begin	<b>Winter 2018</b> Basement works start	<b>Summer 2019</b> Construction work across the site	<b>Late 2021</b> Construction completed	<b>Spring 2022</b> Internal fit-out to be completed
--	--	--	---	--	--

## BUS STOP RELOCATIONS

The bus stops in both directions (Old Chelsea Town Hall stops KL and KC) currently in front of the site on King's Road will be temporarily moved. Please see below a map showing the temporary bus stop locations.



Temporary bus stop locations.

## 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 the Royal Borough of Kensington & Chelsea (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.

## PLANS FOR 196-222 KING'S ROAD

The redevelopment will enhance the central section of King's Road, opposite Chelsea Town Hall, providing a new cinema and pub.

### The scheme will feature:

- Flexible retail space, including both small and larger shops, on 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 affordable and market let.
- A rooftop bar providing a unique view across Chelsea and beyond.
- High quality office space.
- Solar panels and a green roof.

The plans will restore the historic façade of the original art-deco Gaumont Palace building.

## CONTACT US

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

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**

The Wates Project Director, Neil Lock, is now on site on a daily basis and will be pleased to be of assistance.

For further information please remember to visit our dedicated website: [www.196-222kingsroad.co.uk](http://www.196-222kingsroad.co.uk).