

Construction Newsletter

Issue 3
September 2018

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



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 to respond quickly to any questions or concerns you may have (please see reverse for contact details).

PROGRESS UPDATE - SUMMER 2018

Preparatory works have been completed, with scaffolding and hoarding installed along the frontage of the Gaumont Palace building (Curzon Cinema / former Habitat store). The 'soft strip' demolition works, which is the process of removing all non-structural elements inside and outside of the building to facilitate refurbishment, have also commenced.

WORK ACTIVITY - AUTUMN / WINTER 2018

Following on from a recent notification from British Gas, we would like to remind residents that from the 10 September there will be a partial closure of Chelsea Manor Street to facilitate the installation of new service connections, however access for local residents will be maintained throughout from Britten Street. The works, which will necessitate the suspension of five parking bays and one motorcycle bay, are expected to last four weeks and will begin at the junction of Hemus Place and then progress along Chelsea Manor Street towards the King's Road.

In early December we will begin works to restore the historic façade of the original art-deco Gaumont Palace building on the King's Road. While we build the structure to support the façade, the foot path on this (north) side of the King's Road will be closed for ten weeks, after which a covered pedestrian walkway will open to enable safe access while the works continue. Please note that during this time a pit lane will open on King's Road to facilitate deliveries for approximately two years.

All of the described works are in accordance with the agreed Construction Traffic Management Plan (CTMP) as approved by RBKC. We will provide further updates on the timings of the subsequent phases as the works progress.

OUTLINE CONSTRUCTION PROGRAMME

Summer 2018

Demolition works begin

Winter 2018

Basement works start

Summer 2019

Construction work across the site

Late 2021

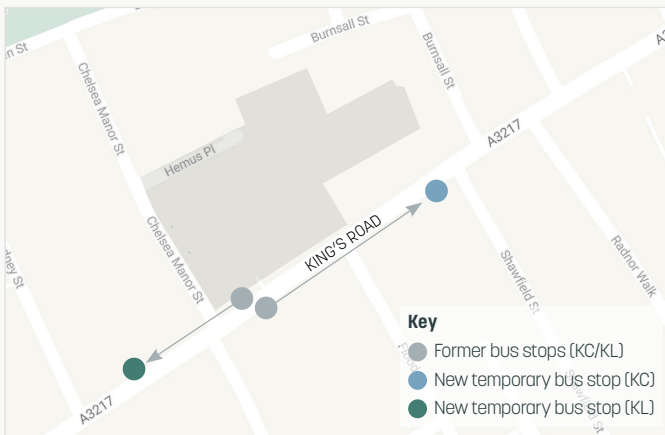
Construction completed

Spring 2022

Internal fit-out to be completed

BUS STOP RELOCATIONS

The bus stops in both directions (Old Chelsea Town Hall stops KL and KC), previously located in front of the site on King's Road, have been moved. Please see below a map showing the temporary bus stop locations.



Temporary bus stop locations.

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 with a series of screens including a large auditorium, 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 (Curzon Cinema / Habitat building).

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.

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)



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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.