

Construction Newsletter

Issue 6
October 2019

This is the sixth edition of the King's Road Construction newsletter, providing an update on work taking place at 196-222 King's Road.



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

PLANS FOR 196-222 KING'S ROAD

This redevelopment will enhance the central section of the King's Road opposite Chelsea Town Hall and restore the historic façade of the original art deco Gaumont Palace building.

The new scheme will feature:

- Flexible retail space on the King's Road and Chelsea Manor Street;
- An upgraded Waitrose store;
- A large pub in the same location as the existing pub;
- An independent cinema which, once completed, will see previous operators Curzon reinstated to a large cinema with improved disabled access and customer experience;
- 47 new homes for both affordable and market rent;
- A rooftop bar providing a unique view across Chelsea and beyond;
- High quality office space;
- Solar panels and a green roof.

DROP-IN SESSION FOR NEIGHBOURS

We would like to welcome you to a drop-in session for neighbours to provide an update on the progress of the construction programme and what can be expected in the coming months.

Members of the project team will be on hand to discuss the project and answer any questions you may have.

These sessions will take place at **1st Floor Regal House, 196 King's Road, London, SW3 5XP** from:

- 5pm – 8pm on **Thursday 17 October**; and
- 10am – 2pm on **Saturday 19 October**

Please see map overleaf for location of the venue.

If you are unable to attend on these dates, all materials displayed at the sessions will be available on our website; www.196-222kingsroad.co.uk.

CONSTRUCTION PROGRAMME

2019

Demolition work continues across the site

2021

Waitrose to occupy new store

2021

Internal fit-out works begin

2022

Construction work completed

PROGRESS UPDATE - AUTUMN 2019

The early construction work to what will become the temporary Waitrose entrance at 184A King's Road has been completed and a new temporary tenant is occupying the space for a short term.

Demolition works to buildings are well underway and the two pit lanes, on Chelsea Manor Street and King's Road, are operational. To facilitate the demolition works a pedestrian tunnel has been erected on the King's Road to maintain access along the pavement. This will be in place until the project is complete.

WORK ACTIVITY - WINTER 2019

The remaining elements of the old buildings expected to be demolished and removed from site by early 2020. Additional works are taking place in close proximity to the site, such as the SoulCycle studio fit out works at 224-226 King's Road. These works are separate to the 196-222 King's Road redevelopment and are not being delivered by Cadogan, although we are liaising to minimise local impact.

BEING A CONSIDERATE NEIGHBOUR

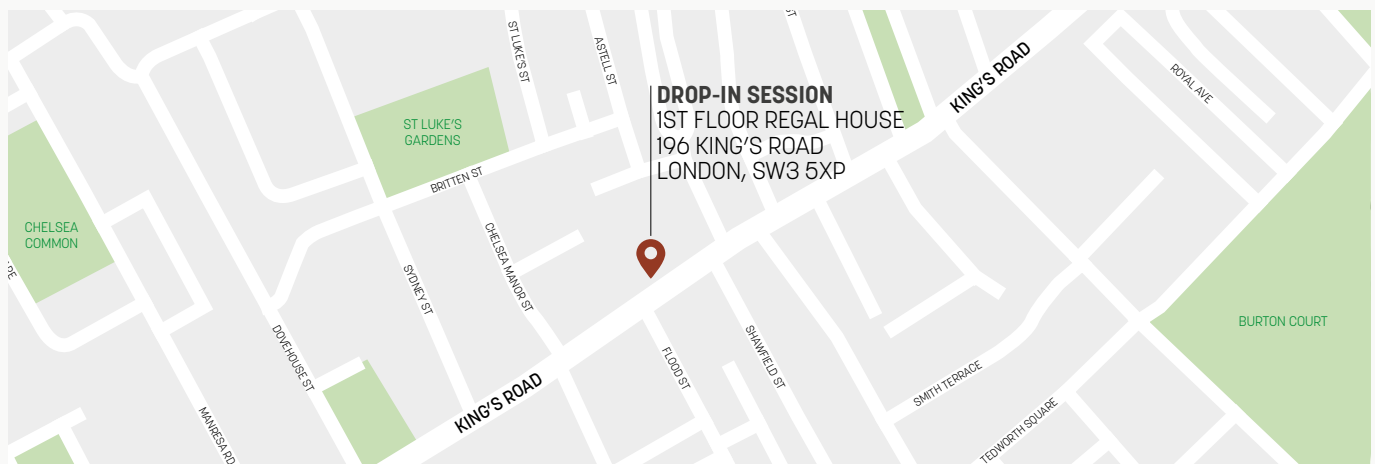
We always aim to be a considerate neighbour. We will ensure the works are managed safely and to the highest standards, minimising noise and disruption throughout the construction period.

- Construction works take place between 8:00am – 6:00pm on weekdays, with high impact work limited to 9:00am – 12:00pm and 2:00pm – 5:30pm.
- Construction deliveries and collections will be restricted to 9:00am – 4:30pm from Monday to Friday.

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.

We are proud to report that following a recent inspection by the Considerate Constructors Scheme of our contractors on site, Wates has achieved a score of 45 out of 50.

DROP-IN SESSION LOCATION



CONTACT US

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



Wyatt Getty on **020 7612 8476**
(or for out of hours emergencies only please call 020 7730 4567)



196-222KingsRoad@cadogan.co.uk

Wates Project Manager, James Chappell, will be on site daily and will be pleased to be of assistance.
For further information please remember to visit our dedicated website: **www.196-222kingsroad.co.uk**.