



All Residents
Southlands Estate
Battersea, London
SW11

Wandsworth Council

Housing & Regeneration Department
Town Hall, Wandsworth High Street
London SW18 2PU

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Our ref: HSD/RG/Shuttleworth230819
Your ref:
Date: 23rd August 2019

Dear Resident

Update: Proposed development – Garages at Southlands Estate & Former Battersea Studios

As you will no doubt be aware our appointed contractor Wates have been on site since 30th May 2018 undertaking the early phases of site works and detailed site and ground investigations in respect of the above-named development.

Whilst the Council had initially set out a timetable for the development, several factors have been encountered that have delayed works on site, including and not limited to Network Rail requirements in respect of the proximity to their land, numerous below ground obstructions which have required removal from site, safe and secure removal of contaminated materials, Japanese Knotweed and previously un-mapped services underneath the original buildings and in other areas across the site.

The Council has set high expectations of its contractors in respect of resident engagement and liaison when on site and to date we hope residents will agree that Wates have met those expectations in providing continued and regular updates in respect of progress and other associated matters that might impact residents, in particular the current logistics in undertaking the drainage diversion works and new sewer connection to Battersea High Street.

However, following recent discussions and feedback from the Gaitskell Court Residents Association, the Council recognises that this is a timely opportunity to contact residents in order to directly provide a further update on the development and share some further details in respect of the next steps in the development programme.

The current drainage diversion works are well under-way together with installation of attenuation tanks. This work was originally expected to be concluded by mid-September. However, some further below ground obstructions and contaminated materials have been encountered on site which may delay progress by a further few weeks. Following completion of these works, the site hoardings will be repositioned to their final location for the remainder of the development works and the main car park re-opened for residents. As part of this process, Wates are both resurfacing and reconfiguring the car park to improve parking arrangements and are also ensuring that there will be no loss of parking spaces for the remainder of the duration of development works.

In order to ensure continued access from Gaitskell Court directly to Winders Road, Wates have installed a ramp, which will allow residents (including those with wheelchairs and/or

prams/pushchairs) to safely traverse from Gaitskell Court to the access path leading directly to Winders Road.

Wates will also be completing their final site welfare and facilities set-up for the remainder of the works. This will require them to move their existing cabins which are currently located on the area to be developed. Wates will be relocating their cabins directly adjacent to the south side of Gaitskell Court, as indicated on the plan overleaf.

The original intention had been to position the site accommodation in Winders Road. However, this was rejected by the Council's Highways team due to the impact on vehicle movements in Winders Road and the deliveries to the garden centre. An alternative solution to position the cabins adjacent to the 125 Battersea High Street was also rejected due the impact on site deliveries in this location potentially causing undue delay to the works on site.

Therefore, the final location adjacent to Gaitskell Court was proposed as the southern elevation of the block has no overlooking windows and the displaced parking spaces in that location will be accommodated through the reconfiguration of the existing parking arrangements in the main car park.

Furthermore, in order to ensure that there are no problems with ongoing waste management and refuse collection arrangements for Gaitskell Court, Wates have also agreed to provide attendance to move the bins on the regular collection days to an agreed collection point.

Once the drainage diversion works and final site set up is complete, Wates will be commencing works on the sub-structure for the new building (i.e. piling, ground beams, and the ground floor slab). It is currently anticipated that this work will take approximately 4 months. It is also Wates' current intention to simultaneously commence work on the new retaining wall to the Network Rail embankment with this element of the works expected to last 4-6 months. However, this remains subject to agreements with Network Rail being in place.

Following completion of the sub-structure and retaining wall, development of the super-structure and framework of the new building will commence, followed by the external envelope of the building, windows, roof, cladding and eventually the internal fit out. The current estimated timescale for completion of the development is late Spring – early Summer 2021. There remain several factors which could impact on timescales and programming of works but please be assured that both Wates and the Council will continue to seek to mitigate any potential delays and impact on timescales and regular communications and updates will be provided as necessary by Wates for the duration of the development works.

The Council would like to take this opportunity to thank residents for both raising matters that have needed to be addressed and their continued patience during the initial phases of the development works.

Any day to day matters or concerns arising, or indeed any emergency matters related to the development can be raised directly to Wates on site by contacting the Project Manager, Stuart Hamilton on 07547 572 365.

Should you have any queries or concerns in respect of the content of this letter, please don't hesitate to contact me directly. My contact details can be found on the heading of this letter.

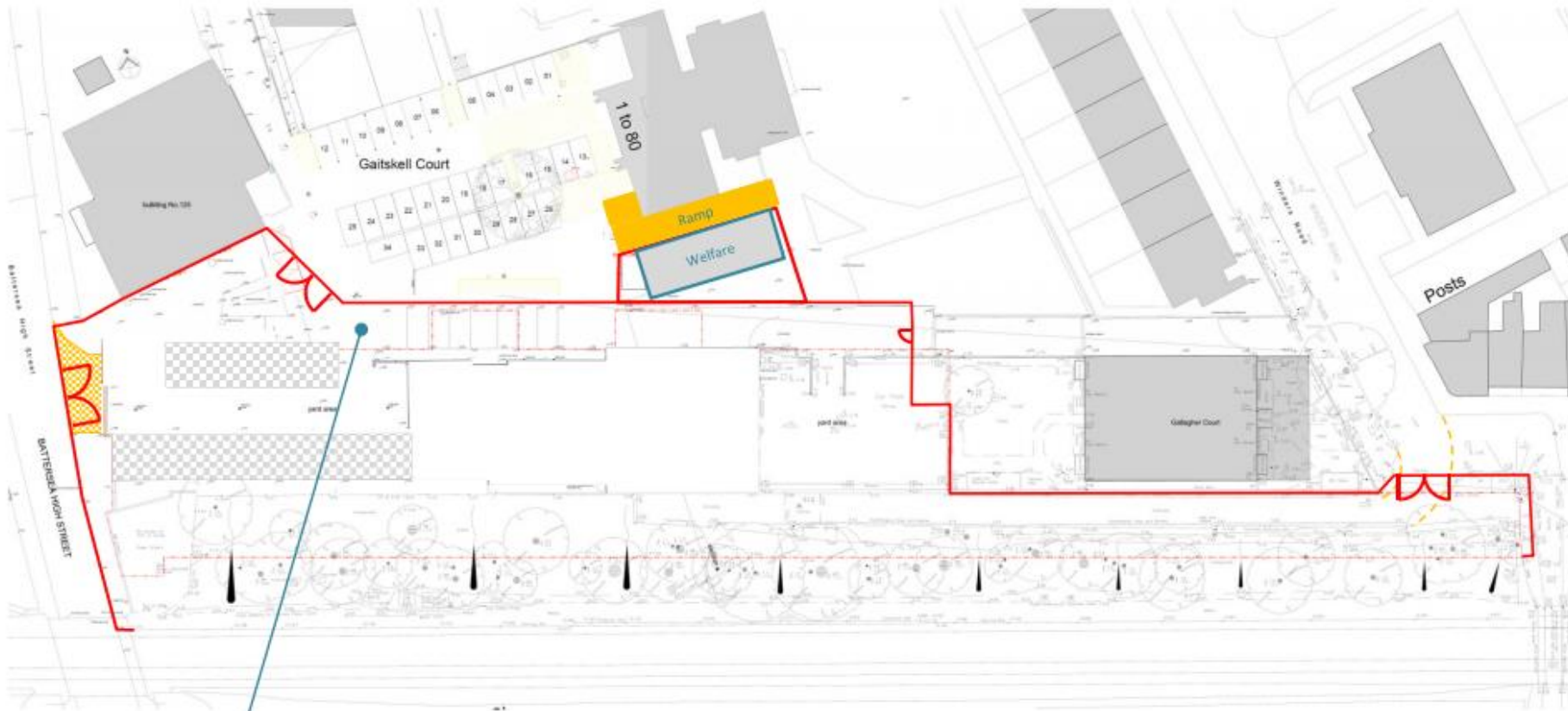
Yours sincerely



Richard Goodman
Development Project Manager
Housing Strategy & Development

Shuttleworth Road

Section 1 Works – Car Park



Move hoarding, car parking reverted back to Gaitskell Court