

The December 2015 issue of the Southbank Place newsletter provides a review of works undertaken to date, works planned over the next 3 months and other matters which may be of interest or affect you.

The first few months of work on the site has been extremely busy, with the initial site boundary established by hoardings and fencing, demolition underway and highways works carried out on the roads to assist the flow of traffic and prepare for our site deliveries and logistics

WHAT WE HAVE BEEN DOING FROM SEPTEMBER TO NOVEMBER

We have brought in some heavy machinery to demolish the basement area at the Chicheley Street end of the site. Demolition of the roof areas of the wing buildings is well underway, and 2 tower cranes are now in operation. Encapsulation of the main wing buildings, to shield our neighbours from dust and noise is now substantially complete, ready to start the demolition of the buildings superstructures.

The demolition will be done by hand and by machines and involves stripping each floor of the wing buildings, removing electric cabling, plumbing, floors and ceilings, and then taking down the buildings one floor at a time.

Like all major buildings of the time, there is asbestos within the wing buildings. Following an extensive survey, the full removal of asbestos is being carried out under very careful conditions by a specialist contractor. Safety of our colleagues and of the public is our primary concern.

Highways enabling works are now close to completion, and the footbridge over Belvedere Road was successfully removed over the course of five days in early October.

In mid-November the Waterloo London Underground station entrance on York Road was closed. The station entrance will be completely rebuilt within one of our new buildings and will be opened by Summer 2018. We apologise for any inconvenience this may cause while it is closed. When it reopens, the new station entrance will be brighter and better, and we will be adding an

extra escalator to help improve access to the underground.



WHAT WE PLAN TO DO NEXT: DECEMBER TO JANUARY

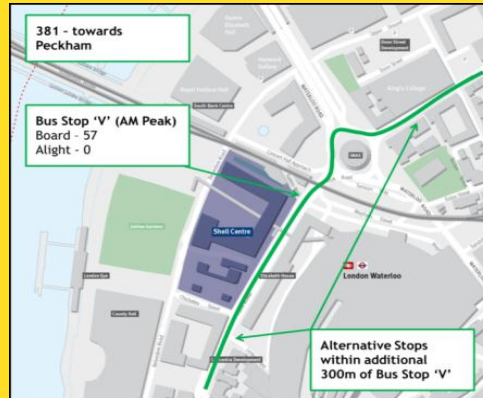
SITE PERIMETER HOARDING MOVING AND PAVEMENTS CLOSING

With works to the highways substantially completed, the site perimeter hoarding will now be relocated into the final position in the next few weeks before Christmas, This will result in the pavements to the perimeter of the site on Chicheley Street, part Belvedere Road and York Road being closed to pedestrians. This is necessary, to ensure that as much of our work as possible including truck deliveries take place safely behind the hoarding and to construct new buildings and public realm. Watch out on the hoardings over the coming weeks for information about the project and for art displays. We are working with local schools and universities who are developing some exciting projects to showcase on our site

BUS DIVERSIONS

As a result of the pavement closures, bus stops for the RV1 service travelling towards Covent Garden will be temporarily relocated from Chicheley Street and York Road into Concert Hall Approach for the next 2 years. Passengers for bus service 381 toward Peckham will need to use existing nearby bus stops. These changes have been discussed at length with Transport for London, We are sorry for any inconvenience this may cause.

If you are elderly or infirm, and need some assistance as a result of the relocations or diversions, please let us know. Contact Glyn Hibbert our community liaison officer at the address on the back of this newsletter, to see how we may be able to help



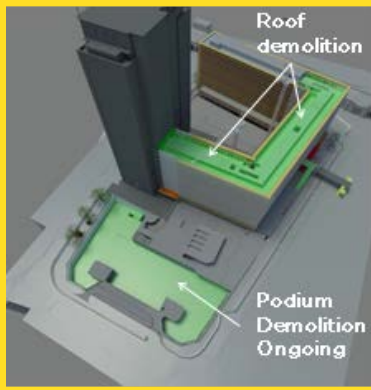
DEMOLITION WORKS

Through December and January we will continue with our demolition work, including:

- completion of the podium demolition adjacent to Chicheley Street
- demolition of the upper floors of the wing buildings along Chicheley and York Road
- construction of ramps within the basement ready to move large equipment
- trial holes to locate utility services through Sutton Walk



Planned Progress End Jan 2016



Progress End November 2015

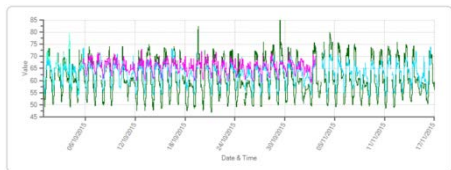
YORK ROAD FOOTBRIDGE

In mid-December, the footbridge across York Road from Waterloo Station will close. Access to the station will be maintained by a new temporary staircase from the bridge to the pavement in front of Elizabeth House on the east side of the road. Pedestrians wishing to cross York Road will be diverted to existing crossing controls at Sutton Walk and Chicheley Street

ENVIRONMENTAL MONITORING

A network of detectors has been installed around the site to monitor noise, dust and vibration levels.

Text alerts are sent to site managers whenever set limits are reached and investigations are undertaken to identify the source of any problem and appropriate actions taken, including stopping work if necessary. So far we have triggered alerts a small number of times and identified some issues which have been fixed. CWCL are in talks with a local university to further develop monitoring technology, which may allow us to better identify the source of any noise or dust and pinpoint anything which needs to be changed. We are happy to pilot new ideas which have never been used on major sites before.



Typical Monitoring Graphs

CHARITY

Congratulations to McGees, our demolition contractor, who turned the Southbank Place site pink, raising £5,330 for the Breast Cancer Now charity

The demolition team wore pink safety clothing for a week and our catering team served up pink iced cakes to raise money. If you would like to nominate your favourite local charity for assistance, please contact Glyn Hibbert and we will try to help.

PROJECT TEAM SPOTLIGHT

TWO FELLAS BECOME FELLOWS

Well done to both our Senior Construction Manager Robin Gilchrist and Project Planner Darren Rackett for successfully achieving their Fellowship of the Chartered Institute of Building (CIOB) which is the highest class of membership within the organisation. Fellowship is awarded only to those applicants who have brought distinction to construction and who have added to the prestige of the Chartered Institute of Building. The CIOB has almost 50,000 members in more than 100 countries. Its membership and qualifications are recognised worldwide as the

construction industry's benchmark for professionalism and management competence. We are proud to employ some of the best construction managers in the business

NEIGHBOURHOOD COORDINATION

This is the formal group for consultation and communication on the scheme, where all observations and concerns are intended to be routed. It is chaired by Councillor Ben Kind on behalf of the London Borough of Lambeth

Anything you want to raise should be routed through the appropriate representative listed below:

- Cllr Ben Kind** - Ward Councillor and Chair
- Janet Clarke** - Lambeth Council Officer
- Howard Dawber** - Braeburn Estates
- Sanje Kandavel** - Whitehouse Apartments
- Jenny Stiles** - Waterloo Action Centre
- Alan Bacon** - Archduke
- Michael Sprinz** - Jubilee Gardens
- Max Weiner** - County Hall Residents
- David Clarson** - St John's Waterloo
- Glyn Hibbert** - Community Liaison Manager
- Petrona Wickham** - Braeburn Estates (Secretariat)

Issues of an immediate nature should be reported to Glyn Hibbert

YOU SAID WE DID

YOU SAID:

On the 16th October a large dust cloud was seen coming from the site

WE DID:

After investigation, the dust was whipped up by very high winds from areas outside of the main demolition work-front, but from within the site boundary.

This was seen as an extraordinary one off event, but additional measures have been put in place.

YOU SAID:

Concerns were raised at a recent meeting about the relocation of the RV1 (towards Covent Garden) bus stop from Chicheley Street to a position on Concert Hall Approach

WE DID:

Discussions have been held with TFL buses to look into alternative routing and stopping options; our findings will be reported soon



SOUTHBANK PLACE

NEWSLETTER
03 December
2015



GLYN HIBBERT

Neighbourhood Liaison Manager
T: 020 7537 5555

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