

LITTLE CHALFONT PARK

NEWSLETTER

Hello! Welcome to our newsletter, we aim to share useful information and updates about the Little Chalfont Park development that we have recently started work on.



Enabling Works

We use the term 'enabling works' as it captures activities that need to be completed to enable us to start the main construction works.

These works include:

- Securing the site with hoarding
- Setting up a welfare facility for the staff
- Creating access routes needed across the site, inc. haul roads (to allow us to transport materials)
- Arranging services - water/electricity - to the welfare
- Widening the Lodge Lane entrance to site

Construction Timeline



Note: these dates are indicative and subject to change based on project programme

General FAQ's

Hopefully we can answer some of the questions you might have...

Where is the site being accessed?

We will be using both the access on Lodge Lane and on Burton's Lane, however, most of the works currently will be utilising Lodge Lane.

What routes to site will you be using?

We will be using the route (A404 > Burtons Lane > Lodge Lane) for large deliveries. Site operatives and smaller deliveries coming from Rickmansworth/M25 will use Lodge Lane avoiding entering Little Chalfont entirely.

Why are you using this route, A404 > Burtons Lane > Lodge Lane?

1. Large vehicles can't access the Lodge Lane entrance directly off the A404 due to the bridge restrictions
2. Unfortunately there isn't access between the Western side of site to the opposite (North/East) side due to the retained woodland, therefore there is the need for utilising the 2 entrances.

What will your hours of work be?

- 07:30 to 18:00 hours Monday to Friday.
- 07:30 to 13:00 on Saturdays
- No working or deliveries/collections on Sundays, Bank or Public holidays.
- Construction deliveries and collections will be between 07:30 to 17:30 Monday-Friday and 07:30 to 12:30 on Saturdays.

Will out of hours work take place?

There will be no works undertaken on Sundays, bank holidays or public holidays, unless for **emergency or critical safety works**. For out of hours working Hill will prior arrange with the local authority.

Do you have relevant permission for the works you are doing?

We are working to the planning permission received from the council for the development. Alongside this we have also submitted a Construction Environment Management Plan (CEMP) to the council which outlines how we plan to safely carry out the works.

If we carry out certain works i.e. on the highways, we have to obtain relevant permissions for the specific pieces of work and duration.

When will deliveries take place?

Deliveries will only be permitted within site working hours. School drop off and pick up times can be avoided if necessary but, this should only affect work near the primary school.

How will the workforce travel to site?

We envisage that most will drive cars or vans to site, whilst some people that live more locally might utilise public transport.

What can we expect from the works on Oakington Avenue?

There will be concrete deliveries, as well as moving plant around the secured site on Oakington Avenue and the use of a piling rig. There will be a level of noise generated from this activity, however, we endeavour to keep this to a minimum.

Why is the bridge install happening on Xmas Day?

We are installing the bridge over TFL land so we have worked with them to agree a suitable timeframe. This day has been specified so the install does not affect the train timetable/running of trains.

What will the bridge lift on Xmas Day involve?

The install will take place in the early hours (3am) of 25th December from the South side of the railway i.e. within site. There will be some members of the install team positioned on the North side (Oakington Avenue). There will likely be some flashing lights from the cranes, low level talking and movement. The team will be briefed on working within close proximity to residents.

How can we get in contact with you?

If you have further questions that we haven't been able to answer or other general comments/queries, please contact us on:

residents@hill.co.uk

0800 032 6760