

# UPDATE ABOUT CONSTRUCTION WORKS AT STONE STUDIOS 80-84 WALLIS ROAD

Newsletter 9 | October 2019



## Background

Telford Homes began construction works on 80-84 Wallis Road in late 2017. Initial excavation works in September 2018 resulted in the release of 'nuisance' odours; as a result, a revised remedial strategy was developed to minimise the impact of construction on our neighbours.

Works recommenced on site on Tuesday 7th May 2019. A robust air quality monitoring system was put in place during active excavation works which ensured that odours and emissions were kept below safe thresholds. These thresholds were agreed by LLDC and their technical advisors (Arup), with advice sought from LB Hackney and Public Health England. We also utilised an odour suppressant during active excavation works to minimise nuisance odours around the site boundary.

## Site Update

### Concrete construction works

Concrete frame construction to block A is steadily progressing and should be completed to roof level by December 2019. Perimeter scaffolding for the construction of the block A brickwork façade will be erected during November 2019.

Bulk excavation of the basement for blocks B, C, D and E is complete, and consequently air monitoring will now be suspended until

excavation works recommence for the service corridor area.

Concrete construction works for blocks B, C, D and E foundations are complete. Concrete frame construction works from basement level to roof level has commenced. We anticipate that these works will be ongoing until the end of February 2020. The perimeter scaffold construction works to blocks B, C, D and E for the brickwork façade will begin in early December 2019.

### Excavation works to the service corridor

Excavation works to the service corridor, which will eventually link Wallis Road with Hackney Wick station, is scheduled to begin the week commencing 4th November 2019 for a period of eight weeks. These excavation works will be carried out in line with the remediation strategy. Air quality monitoring will recommence during this period at all on-site and offsite receptor locations. Services for the site, including electric cables, gas supplies and drainage, will also be installed during this period of construction.

### Site Logistics & Deliveries

The site will continue to take delivery of necessary materials to facilitate the construction works. Deliveries will be managed to ensure the site has only one delivery at a time. Traffic marshals will be operating at the site entrance at all times to minimise disruption and ensure the safety of the public.

The project team is committed to maintaining a safe environment both on and off-site. Our aim is to complete the works as quickly as possible to minimise the duration of any disruption caused by the works.

### School crossing patrol officer

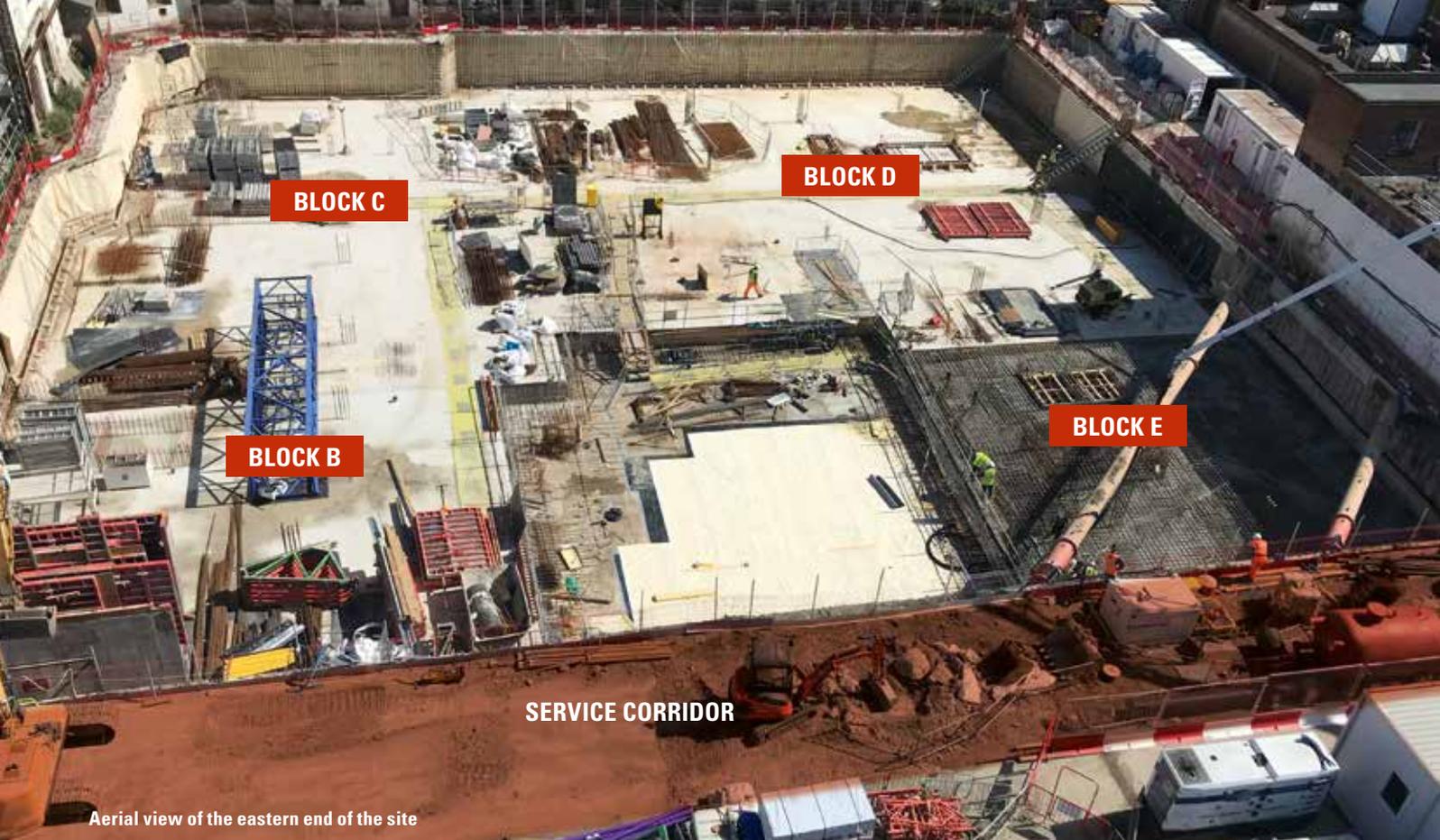


Over the past six months Telford Homes have been working with Hackney Council, to fund the training and resourcing of a

School Crossing Patrol officer at the junction of Wallis Road and Berkshire Road.

Having completed his training, Justin is our new crossing patrol officer and will be on duty to help children and adults cross the junction safely at school pick up and drop off times during the week. As a local musician, Justin said "I am pleased to be working in the local area in a job that helps people. It also allows me the flexibility to continue with my music and creativity."

As before, the Telford Homes traffic marshal will remain in place during operational hours at the site entrance to manage vehicles entering and leaving the site for deliveries.



Aerial view of the eastern end of the site

## Engaging with you

We continue to attend the monthly Hackney Wick CIG meetings, to engage with local residents and businesses and update them with any developments on site.

You are welcome to visit our Site Office at any time to speak to a member of our team.

**Location** Telford Homes' Site Office,  
99 Wallis Road, London E9 5LN  
(next to the Beer Merchant's Tap).

The office is open 8.00am – 5.00pm Monday to Friday  
(closed on Bank Holidays)

## Air quality monitoring

Air quality monitoring was suspended on 4th September 2019, as bulk excavation works on site have now been paused. RSA Geotechnics have dismantled and removed the monitoring equipment from site. Passive air monitoring tubes around the site perimeter, Mossbourne School and the other offsite receptor locations were collected on 5th September 2019 for laboratory analysis. As advised by RSA Geotechnics, air quality monitoring will resume the week beginning 28th October, a week prior to excavation works restarting.

### How has air quality monitoring been conducted?

An engineer from RSA Geotechnics Limited is on site for the duration of active excavation works to oversee the independent monitoring of the air quality at the site boundary on behalf of Telford Homes. LB Hackney Pollution Control Officers have also been on site frequently since the excavation works resumed in May, as have engineers from ARUP, who advise LLDC on the remediation strategy.

Site monitoring during active excavation works included real-time measurement of volatile organic compounds (VOCs) at the site boundary and on Wallis Road; this was to ensure that we continued to work within the safe thresholds. The thresholds that Telford Homes worked to were agreed with the LLDC, who have been advised by ARUP, Public Health England and LB Hackney, and there has been constant communication maintained between the monitoring engineer and the groundworks manager.

The results of the monitoring have been continuously assessed and the daily results from the Wallis Road monitor as well as the weekly passive tube monitoring have been published on the Wallis Road website.

## Get in touch

If you have any questions, you can consult our FAQ's at [www.telfordwallisroad.co.uk/faq](http://www.telfordwallisroad.co.uk/faq)

If you require any further information, or for any non-emergency enquiries, we would ask you to contact our Community Liaison Team during working hours on:

T 020 3907 4268  
E [wallisroad@fourcommunications.com](mailto:wallisroad@fourcommunications.com)

Our working hours are Monday-Friday from 8:00am – 5:00pm. The site is monitored 24 hours a day by CCTV cameras.

In the case of emergencies, the site's project manager, Stephen Pedro, can be contacted on 020 8533 9212.

Thank you for your patience and we apologise for any inconvenience you may encounter during the works.