

Teddington School Rebuild
Construction Phase Meeting
Tuesday 2nd April 2008, 6.30pm

Present:

Dora Johncey, Susan Dann, Jock Wishart, Roger Allford, Dudley Groves, Jean Mackey, Peter Mackey, Peter Duggan, Roger Mathias, Tony Arbour, Katie Nutley, Stephen Hall, Clive Morris, Martin Blaiklock
Mark Riches, John Fraser, Cliff Bacon, Brian Grant, Cllr Stephen Knight, Keith Papa, Mark Maidment, Paul Chadwick, Beverly Butler, Jonathan Davey, Louisa Russell, Kathryn Goodwin, Nickolas Carstens, Nikolay Vasilev, Richard Rollison, Mick Potter, Des Smith, Thomas Hindley, Claire Briggs, Srinivason Kandaswamy

Minutes

Action

1. Introductions

An introduction was given by Cllr Stephen Knight welcoming everyone to another meeting with local representatives. The panel were introduced, Cllr Stephen Knight, Deputy Leader and Cabinet Member for Resources, John Fraser, Project Manager Mace Plus and Mark Riches, Project Manager LBRuT.

Contractual negotiations have now delayed the start date slightly, works will now begin in May rather than April as previously advised.

2. Presentation by John Fraser, Mace Plus

John Fraser, Project Manager for Mace Plus gave a presentation on the construction phase and what local residents should expect from the three main phases.

Phase 1 – Enabling works including piling and foundations along with the floodlighting, acoustic and ball stoop fence, relocation of the hockey pavilion, installation of the MUGA and ground reduction to the main building site.

Phase 2 – Construction of the new school and initial landscaping works

Phase 3 – demolition of existing school buildings and final landscaping works, including installation of the all-weather sports pitch.

3. Question and answer session

Where will the water supply come from for the new school?

Surveys have been carried out on all underground services and the water will be provided from a new main from Broom Road. The hockey club will be fed from the school. Cliff Bacon of Mace Plus to discuss with Thames Water what the implications would be to the sizing of the new water main if it were to have the capacity to supply water to Trowlock Island.

How much debris will be taken off of the site and how many lorries will this involve?

1 metre to be removed from the main site, totalling roughly 5000 cubic metres. It is estimated that one lorry could hold 10 cubic metres therefore approximately 500 wagons over a period of 6 – 8 weeks.

Why will there be no parking on Trowlock Way for two years when lorries will only be active for 6-8 weeks?

Health and Safety is the ultimate reason. As stated this is only a temporary measure and will be marked by cones and signs. We will be as flexible as possible, however due to the pupils using the recreation ground temporarily this absolutely needs to be in place for their safety and others.

Where will all of the cars go at the weekend?

John Fraser has spoken with Susan Dann of the Montessori Nursery and Richard Weeks at Teddington School. We are looking at existing recreation ground car park and a walk way for safe access. Teachers will have to park elsewhere.

When demolition starts it won't be such an issue as there will be different access to the site.

What will be the impact with parking on Broom Road be?

The imposed suspension of parking on Broom Road will be at the junction with Trowlock Way.

What route will lorries be taking for other phases?

The main route to the school will be via Normansfield Avenue. The busiest period for lorries will be the first phase during the enabling works.

Regarding the green screen between the school and No. 4 Melbourne Road would it be possible to prune the trees in this area first before the acoustic fence is erected. Will the landscaping happen at the end of the works?

The contractors will be working pitch side. John Fraser will look into whether the tree overhanging No. 4 Melbourne Road's garden can be pruned as part of the works.

Will parking be policed/controlled?

An events timetable is required to look at what will be happening during the contract period and this will be monitored to see how it is working. The car park that is usually used for film crews will not be in use for this throughout the duration of the contract and the relevant Officers in the Council who arrange this have been notified.

Active management of the car parking is key.

How will people access the hockey club?

A new access will be created when works begin in order to access the hockey club pavilion as shown in the presentation drawings.

Will any soil be removed before the contamination report is received?

A report has been received in draft form, risks are very unlikely. Once the work has been completed and this document is finalised it will be made available so people can access this.

Is this the reason for the delay?

It was stressed that contamination was not the reason for the delay to the start of the contract. It was reiterated this is due to contractual negotiations. The target end has not currently changed. The completion of the new school is still scheduled for December 2009 and whole school site completed by July 2010.

What about asbestos issues?

As standard procedure a type 3 asbestos survey will be carried out in due

course on the existing school building before demolition. Mace Plus confirmed even if there is asbestos, with controlled removal, there will be no risk to local residents.

The number of car parking spaces on-site is illogical. Why is there reduced number of spaces?

In the current plans there is no reduction in car parking spaces.

How much of the Trowlock Way car park will be used?

Approximately one third of the car park will be used during working hours by contractor staff.

Have all relevant approvals been received?

Yes.

A resident commented that when they contacted the Environment Agency they could not confirm either way whether that this had been signed off.

The Environment Agency has been consulted as standard and there is no doubt that the EA have signed this off in principle.

It was suggested that for health and safety reasons would it be an idea to build a bridge over Trowlock Way?

It was confirmed that this idea was already being looked at as an option.

4. Future meetings

It was agreed with all present that these meetings should happen on a quarterly basis. The dates will be published on the Council Website in due course, and a written invitation will also be sent out to advise of the dates to all concerned.

5. Any other business

None.

Cllr Stephen Knight thanked everyone for attending.

Meeting closed at 7.45pm.