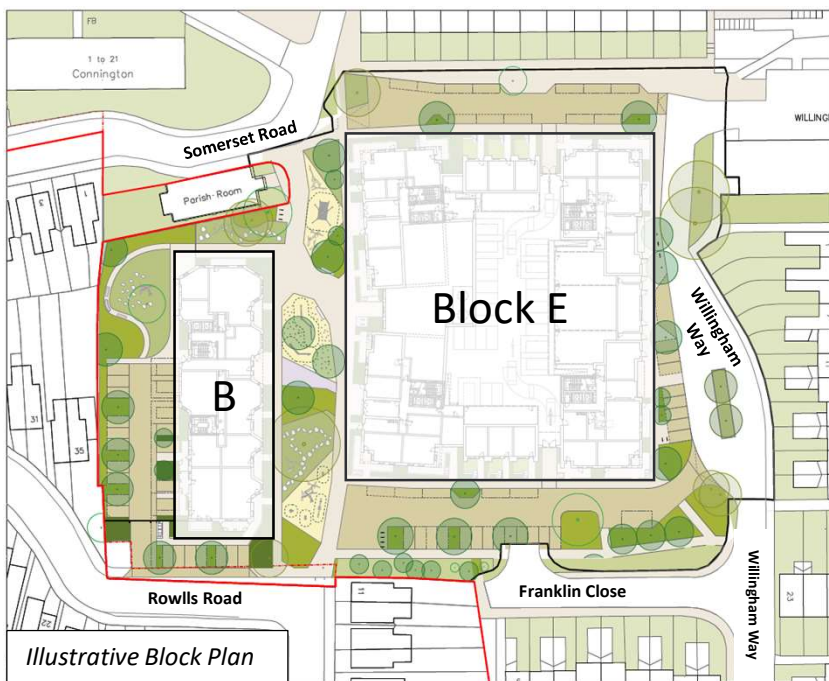


Cambridge Road Estate Construction Update – September 2023



In this newsletter, we outline construction progress made on the first phase of the Cambridge Road Estate's regeneration. Since the last construction newsletter in May 2023, the following works have been progressed:

- Demolition of all buildings in this first sub-phase is complete (Tadlow House, Piper Hall, Ely Court, Franklin Close, Washington Road (1–13) and Willingham Way (2-14)).
- Piling works are complete for Block B and Block E (see block plan overleaf) which means there is now a solid base in the ground for the new buildings to be constructed on.
- The substructure (below-ground) works for Block B are complete. The ground floor slab has been poured and the concrete frame is under construction. Substructure works for Block E are underway.
- Installation of the new project office and welfare facilities is complete. All site workers will use a new pedestrian entrance accessed from Franklin Close. Site vehicle access remains via Washington Road.
- Two tower cranes have been installed on site and are now operational.



Over the next few months, you will see the progression of the concrete frame of the first new buildings, Blocks B and E.

Environmental monitors with alerts are in place along the site boundary to continuously assess any vibrations, dust and noise from construction.

There are gas and possible Thames Water diversions to undertake in Willingham Way and Washington Road. There will be a temporary realignment of Willingham Way to complete diversions and install new drainage. Updates will be advised in due course in advance of the works.

Block B will deliver 44 new affordable homes and is scheduled to complete in late 2024. Block E will deliver 206 new homes (a mixture of private and affordable) with staged handovers anticipated throughout 2025. A landscaped, pedestrianised route will sit between the two new buildings, incorporating the existing willow tree, new soft landscaping and play space.

Further updates on upcoming construction works and the progress of Phase 1 will be communicated in future newsletter editions, on the site notice boards and through the text messaging service. However, if you have any construction-related queries, please use the following contact details:

- Katherina Robinson (Community Liaison Officer)— 07867 195118
- Out of Hours Security — 020 7112 4997
(Site working hours are 8 am to 6 pm (Monday to Friday) and 8 am to 1 pm (Saturdays))

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