

COUNTRYSIDE PARTNERSHIPS



The Countryside team is working with the Royal Borough of Kingston upon Thames to deliver new high-quality 'greener homes', new gardens, play areas, streets, improved community facilities, new jobs, local training opportunities and an enhanced estate layout to provide a brighter and safer neighbourhood.

THE COUNTRYSIDE TEAM



Malcolm Wood
Project Director



Mark Ludlow
Associate Development Director



Grace Alderson
Development Manager



Toby Matthews
Assistant Development Manager



Katherina Robinson
Community Liaison Officer



Stephen O'Donoghue
Project Manager



Adrian Iacob
Senior Construction Manager



Alex Laginen
Construction Director

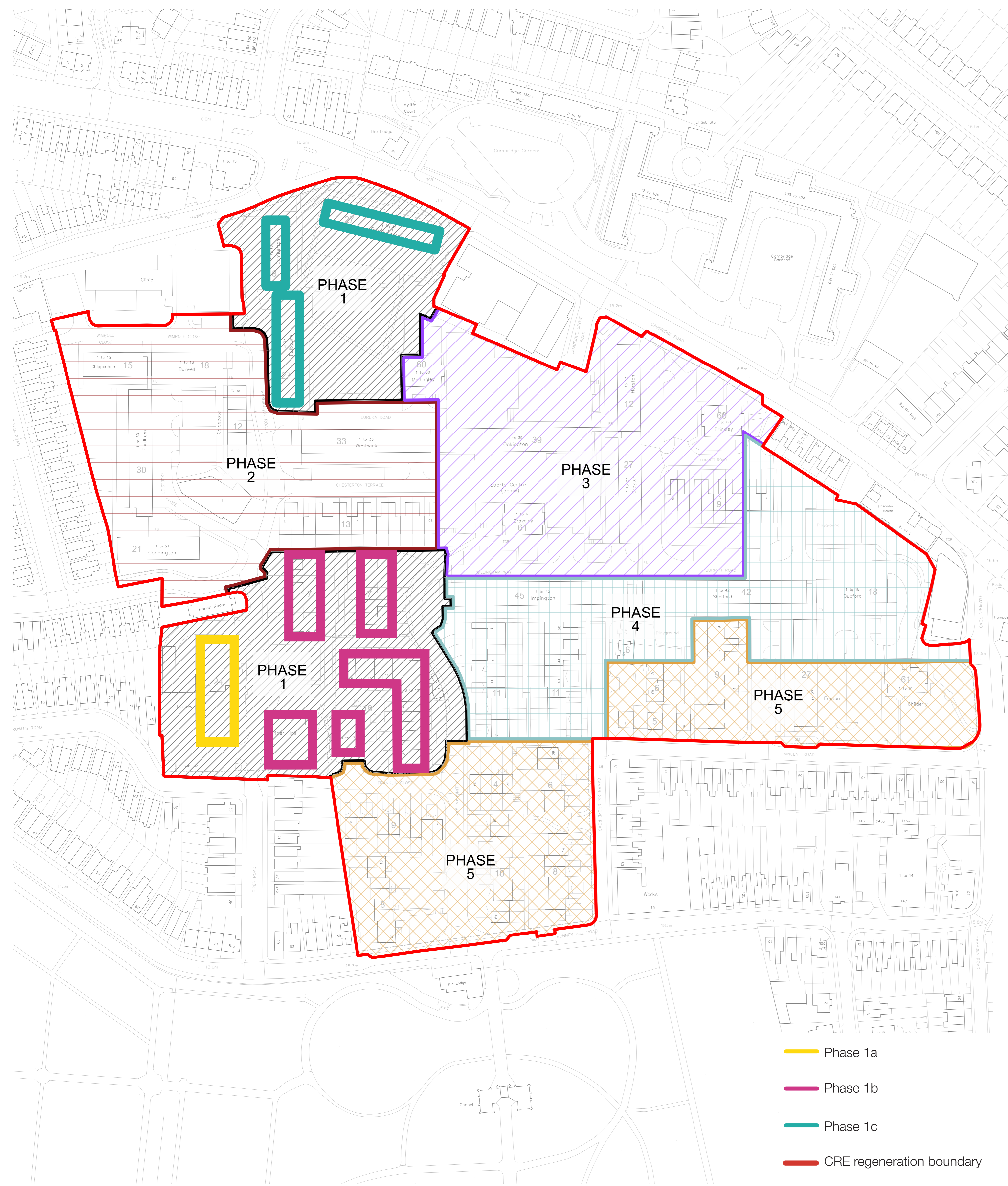
COMPANY AWARDS AND NOMINATIONS

Cambridge Road Estate won the London Planning award for Best Community Engagement Outcomes in July 2022.

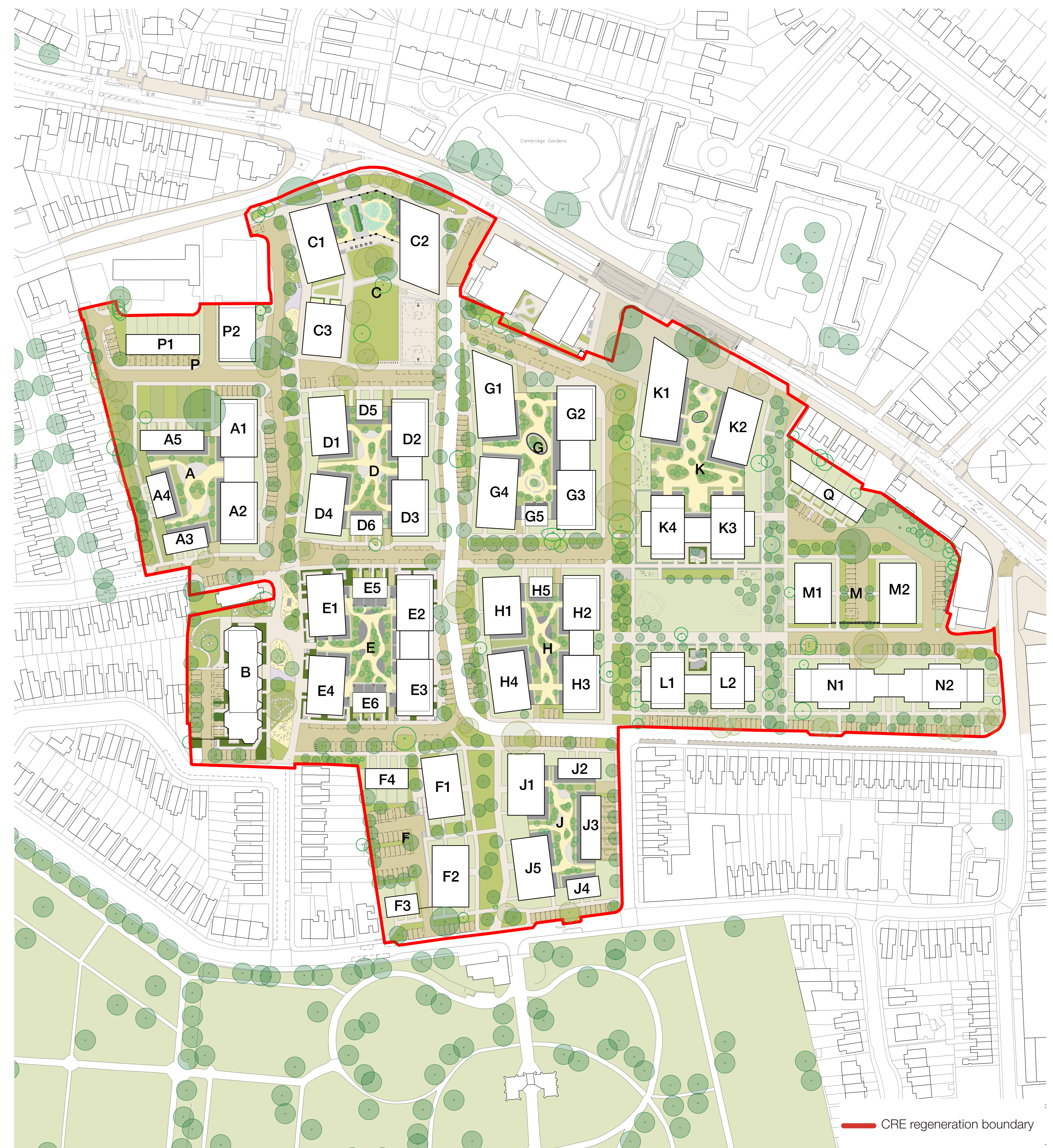
Countryside Partnerships has won over 150 awards since 2016, including Large Housebuilder of the Year at the Housebuilder awards (2017), Best Residential Developer of the Year at the Building awards (2020), and the National Social Awards (2022).



EXISTING ESTATE PLAN & PHASING SEQUENCE



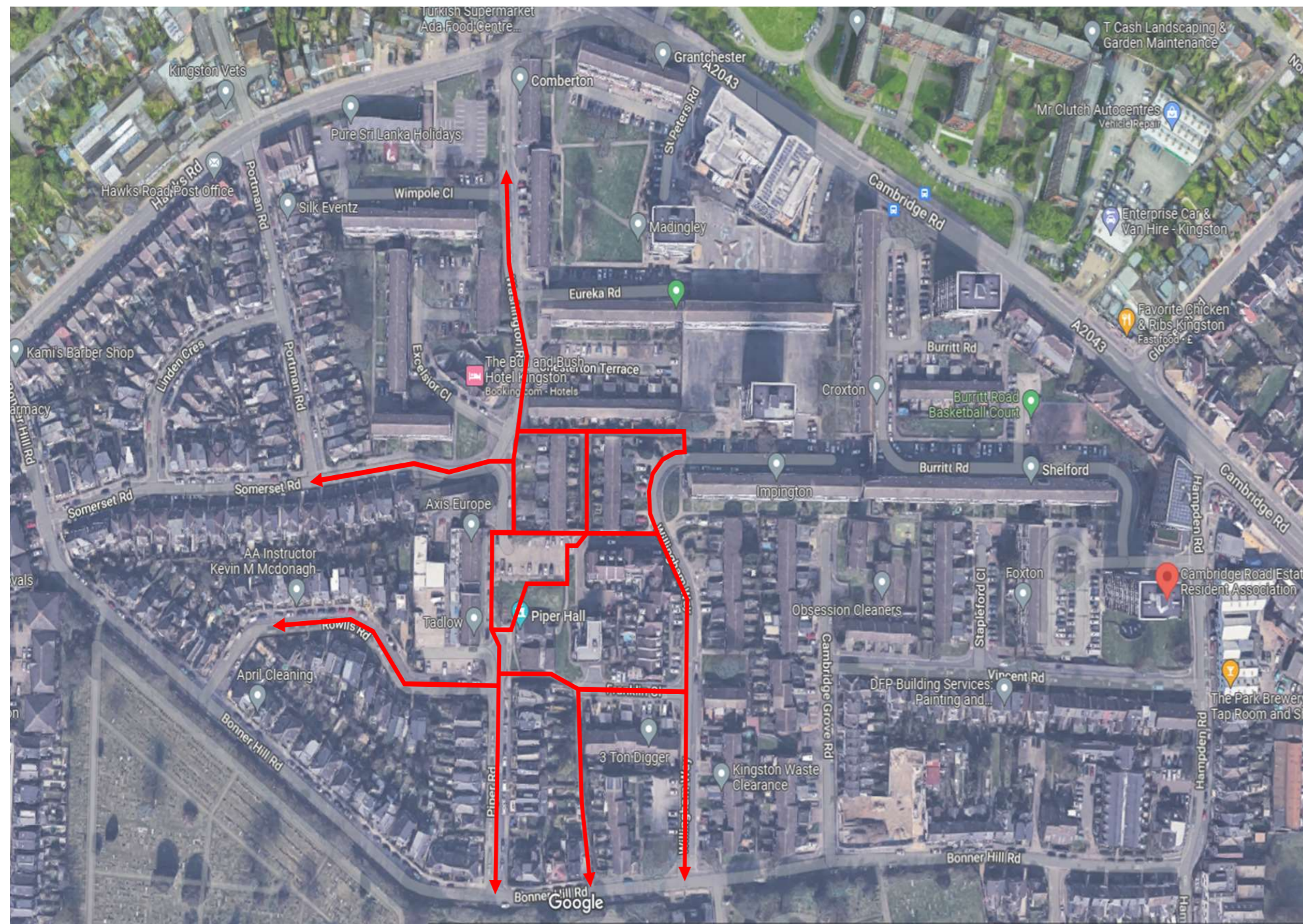
ILLUSTRATIVE MASTERPLAN



HOARDING AND PEDESTRIAN ROUTES PHASE 1A AND 1B

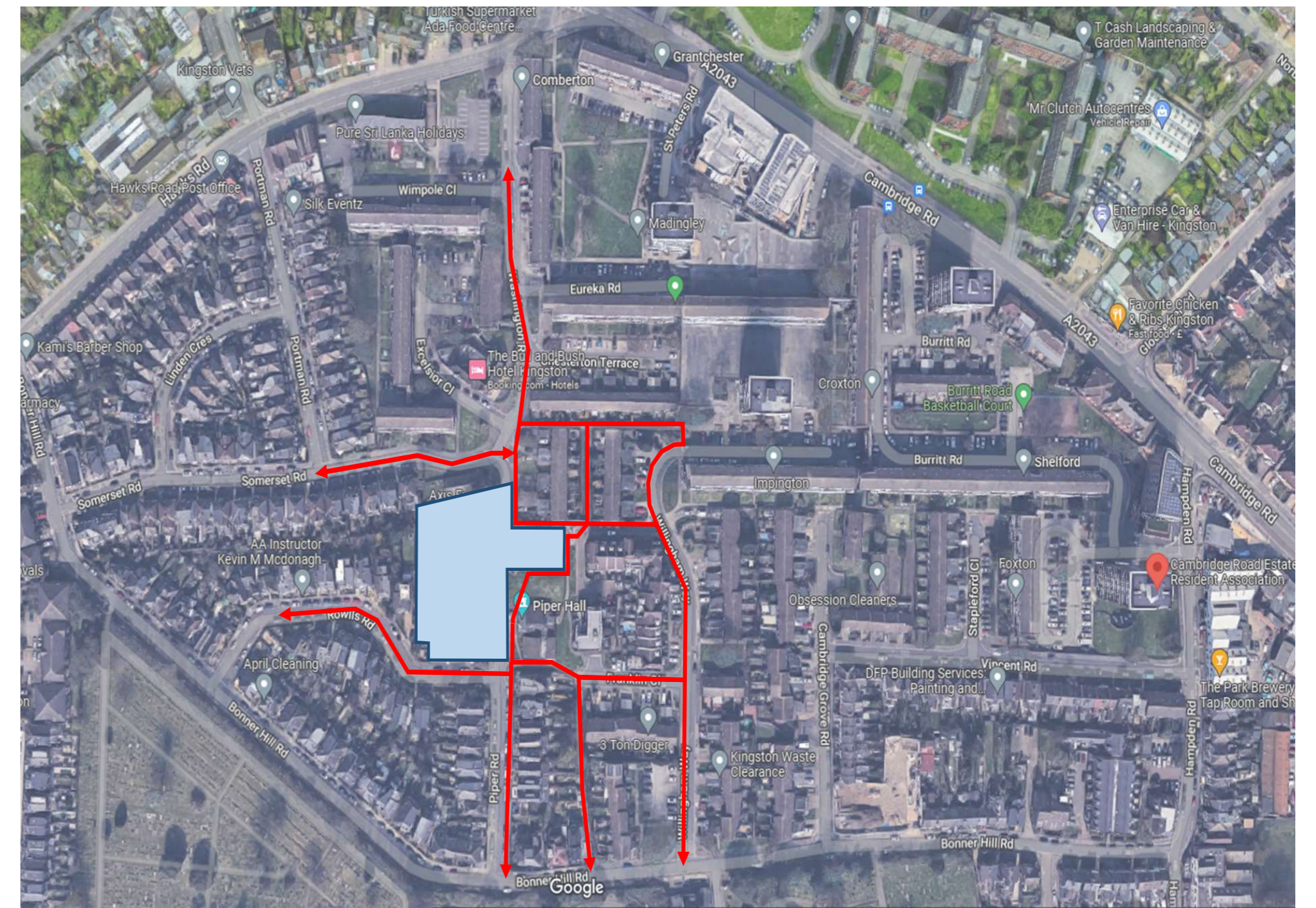


1. EXISTING ROUTES



→ Pedestrian Access

2. PHASE 1A HOARDING LOCATION & RETAINED ROUTES



■ Hoarding → Pedestrian Access

3. PHASE 1A & 1B HOARDING LOCATION & RETAINED ROUTES



■ Hoarding → Pedestrian Access

4. PHASE 1A COMPLETE



■ Hoarding → Pedestrian Access

TADLOW DEMOLITION (PHASE 1A)

CRE

COUNTRYSIDE
Places People Love

THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

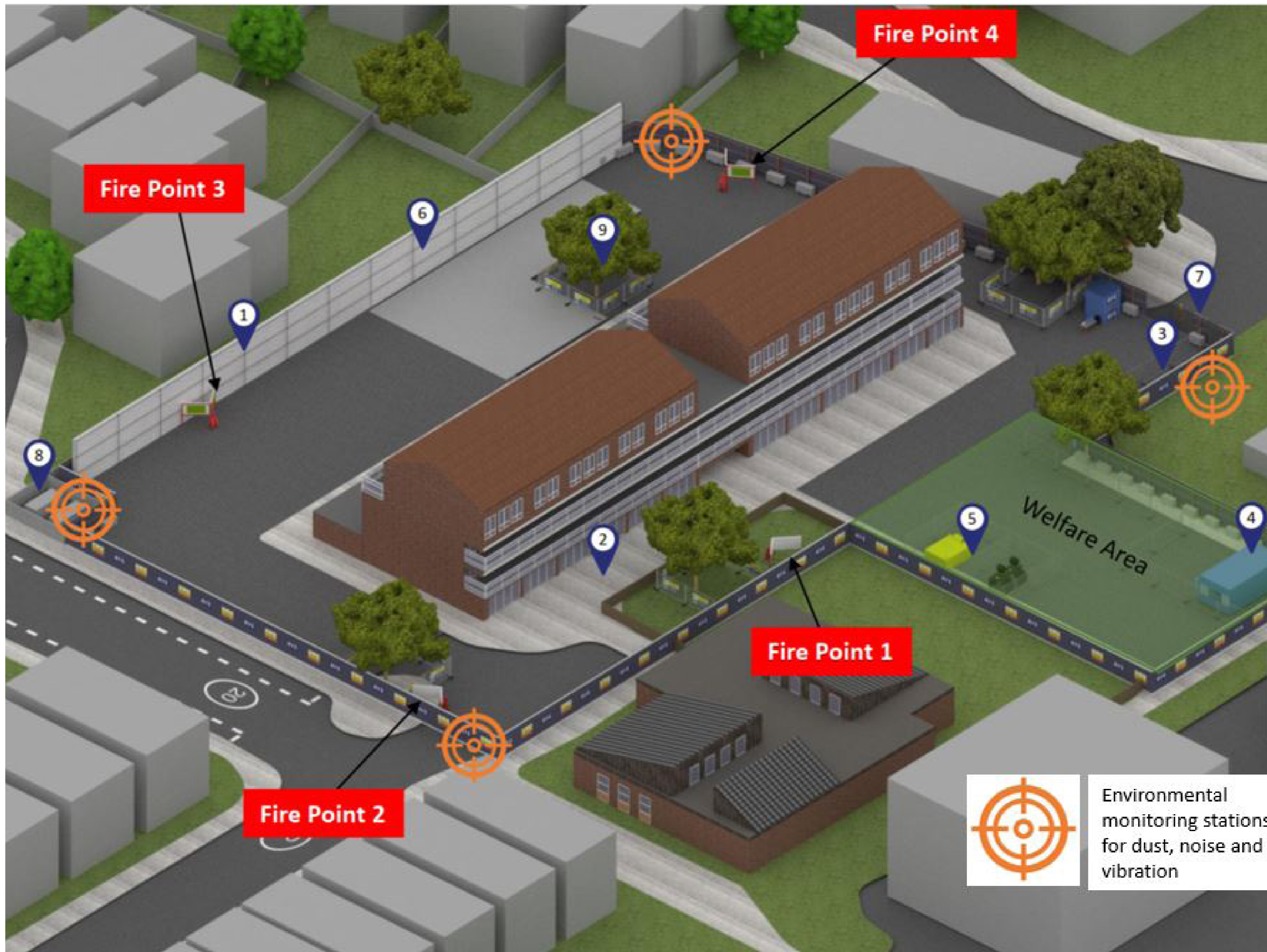
1. SITE SET UP

1. The entire boundary will be enclosed within timber hoarding for site security and safety.

2. Green verges fenced off from the work area and retained trees protected.

3. A segregated pedestrian route will lead workers and site visitors from the pedestrian gate to the welfare area.

4. Welfare and site office set up within an area segregated from the works.



5. A fenced off area will be used for fuel storage.

6. A protective scaffold screen will be erected between the site and the properties to the west of the site.

7. The site will be accessed from Washington Rd. The gate will be staffed by a Traffic Marshal who will be responsible for controlling deliveries and waste collections.

8. The substation location in this corner will remain live throughout the works. Access must not be blocked at any time.

9. Tree protection fencing placed around retained trees as identified within the Environmental Plan.

2. ASBESTOS REMOVAL

1. Asbestos removal will be completed under controlled conditions by a specialist licenced contractor.

2. Asbestos works will be completed with a controlled setup external to the building. These works will be fenced off from other site activities.

3. The areas will be set up to suit the asbestos removal activities being completed and will consist of airlocks and bag locks in accordance with the Removal Plan.



4. Decontamination facilities allow the specialist contractors to wash down before and after entering the building.

5. Bagged waste will be transported from the building via the transit route to the waste container.

6. Background air monitoring will be in place to ensure there is no fibre release from the works.

TADLOW DEMOLITION (PHASE 1A)



3. REMOVAL OF INTERIOR ITEMS

1. Following removal of any asbestos all non structural elements will be removed from the building.

2. Items such as floor coverings, doors, plasterboard etc will be removed for reuse or recycling.

3. An excavator with grab will assist with processing materials and load them into the bins for recycling.



4. As vehicles are entering and leaving the site they will be managed by a site team of Traffic Marshals.

5. Segregation skips to be used to facilitate recycling.

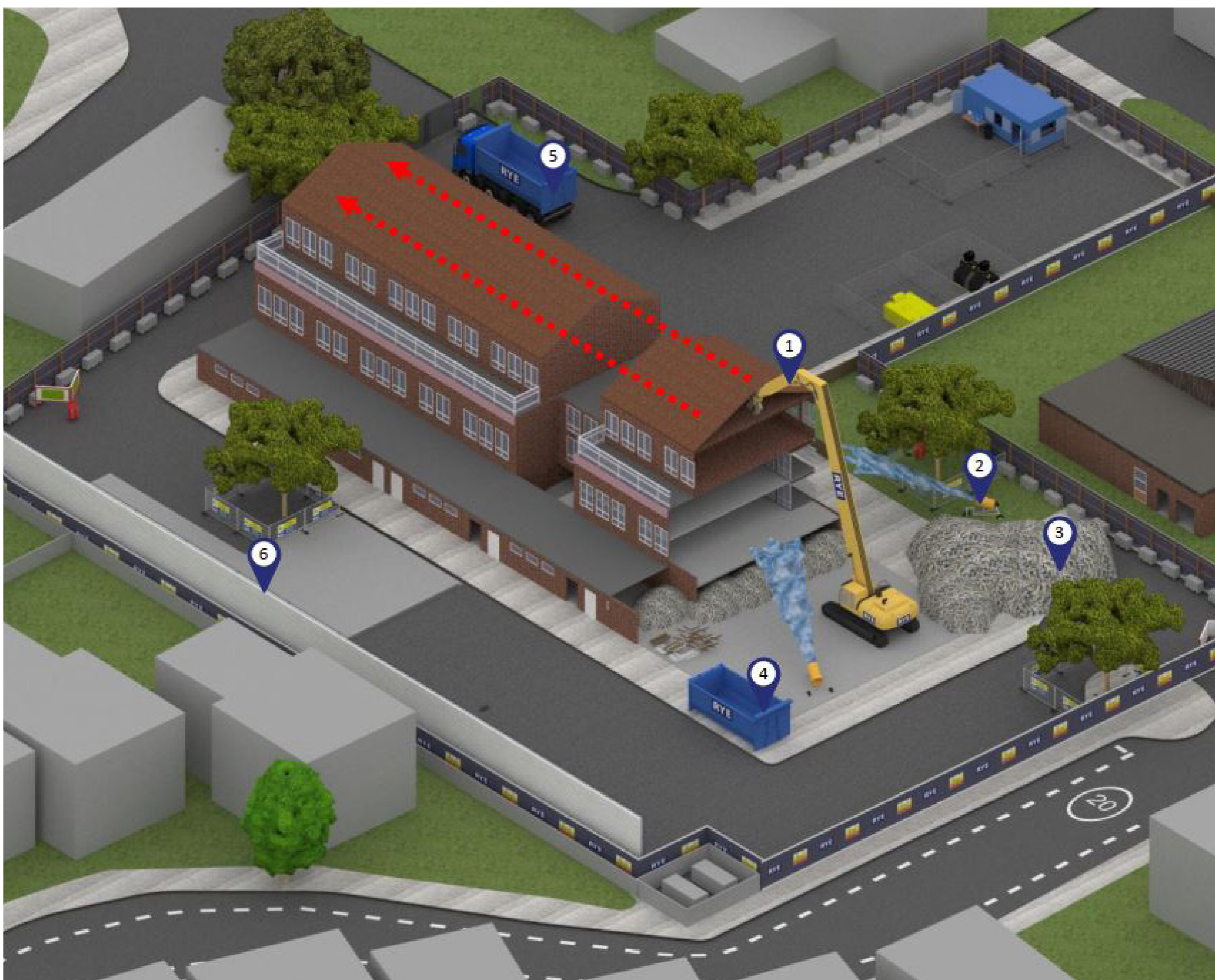
4. MECHANICAL DEMOLITION 1

1. A high reach excavator will work through the structure progressively ensuring the retained stability of the structure at all times.

2. Dust suppression techniques will be used during the demolition process.

3. All masonry and concrete materials will be stockpiled in preparation for crushing.

4. Smaller demolition excavators will assist with processing materials and loading waste into bins for recycling.



5. All non-masonry/ concrete materials will be removed from site for recycling. Traffic Marshals will ensure the wheels of the vehicles are clear of debris as they leave the site.

6. The protective scaffold screen between the site and the properties to the west of the site remains in place for the duration of the demolition works.

TADLOW DEMOLITION (PHASE 1A)



5. MECHANICAL DEMOLITION 2

1. The high reach excavator will work through the structure progressively ensuring the retained stability of the structure at all times.

2. Dust suppression techniques will be used during the demolition process.

3. All masonry and concrete materials will be stockpiled in preparation for crushing.



4. Smaller demolition excavators will assist with processing materials and loading waste into bins for recycling.

5. All non-masonry/concrete materials will be removed from site for recycling.

Traffic Marshals will ensure the wheels of the vehicles are clear of debris as they leave the site.

6. SLAB/ FOUNDATION REMOVAL

1. Slabs and foundations from the existing building will be removed from the ground to a depth of 2m and stockpiled in preparation for removal from site.

2. Other areas such as soft landscaping will start to be lifted from within the site area and removed from site.

3. All of the concrete/masonry from the demolition of the building and the clearance of the ground will be stockpiled for crushing.



4. Dust control water cannons and water hoses will be used to suppress dust created during the removal of slabs and foundations.

5. Vehicle wheels will be washed as necessary prior to leaving the site.

6. Hardstandings around the site will be left in as long as possible so that vehicles have a clean surface to operate on.

TADLOW DEMOLITION (PHASE 1A)



7. CRUSHING

1. All masonry and concrete materials will be crushed.

2. An excavator with a bucket will position itself on the stockpile and load the uncrushed materials onto the hopper of the crusher.

3. Dust control water cannons and water hoses will be used to suppress dust created during the removal of slabs and foundations.



4. The crushed material will be used to create a flat surface for the piling rig. Any surplus material will be removed from the site.

5. The remaining hardstanding around the site will be lifted and removed from site.

6. With supervision from the arboricultural specialist, hardstandings around the protected trees will be lifted.

8. DEMOLITION COMPLETE

1. Hardstandings left in place will be cleared of debris and cleaned by mechanical sweeper.

2. The site will be secured ensuring that all of the gates are closed and locked.

3. The tree protection fencing will be left in place following completion of the demolition.



CRE BUILD SEQUENCE

1 Site set up

- Hoarding
- Welfare

2 Demolition

- Soft strip out
- Building demolition

3 Piling

- Pile mats
- Piling

4. Substructure

- Below slab drainage
- Ground beams

5 Roads & Infrastructure

- Services
- Drainage

6 Concrete Frame

- Columns and walls
- Floor slabs

7 Erect scaffold

- Progressive lifts

8 External facade

- Windows
- Outer brickwork

9 Internal fitout

- Kitchens & Bathrooms
- Internal finishes

10. Scaffold strikes

- Progressive lifts

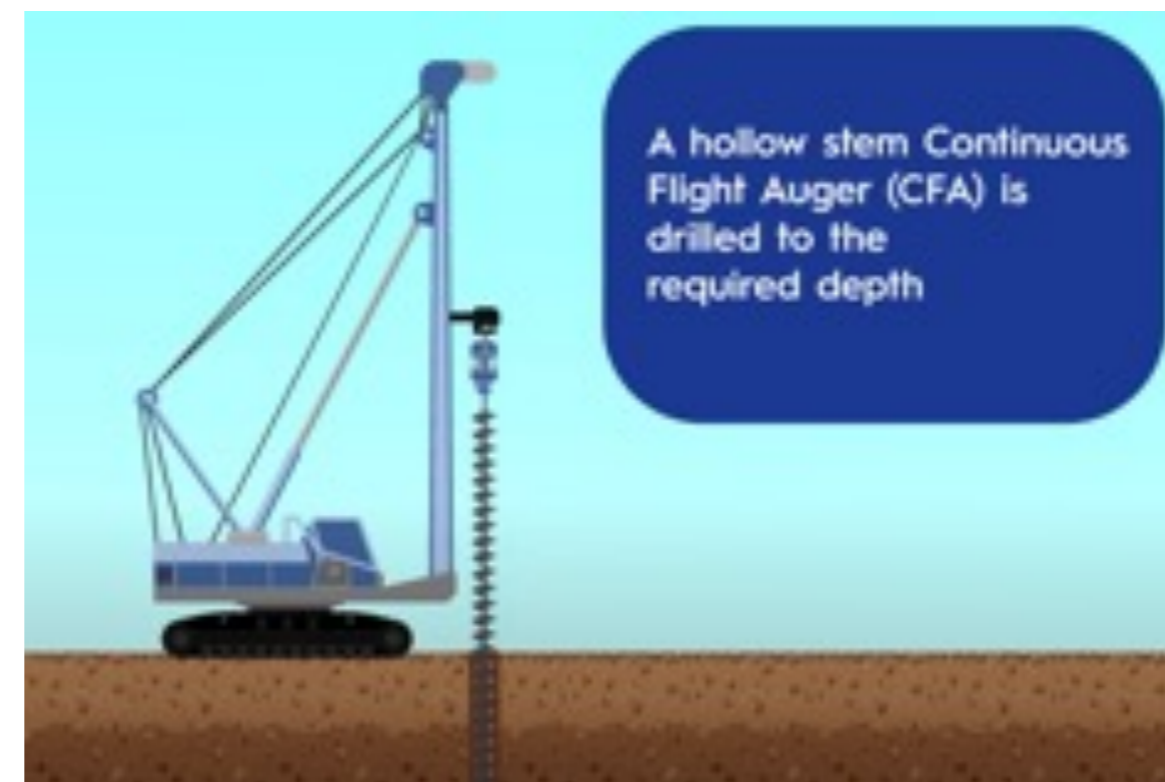
11. External works & Landscaping

- Footpaths & roads
- Soft landscaping

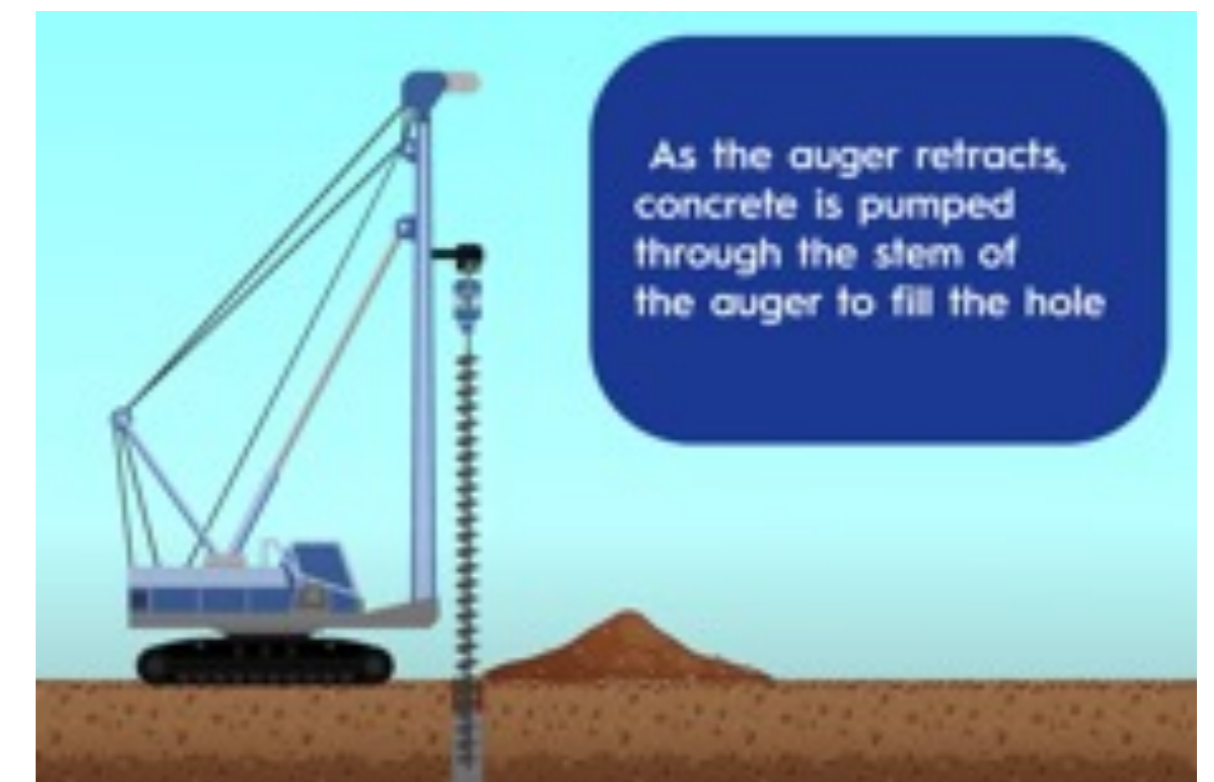
12 Handover

- Occupation

PILING METHOD



- 1** With CFA Piling the flight auger is drilled into the ground to the required design depth. Rigs which are fully instrumented with computerised pile monitoring systems are used.



- 2** The auger is withdrawn whilst concrete (designed to a specific mix) is pumped through the hollow stem. This process is fully monitored by the instrumentation system.



- 3** Upon completion of the concreting phase, reinforcement is inserted into the pile shaft.



- 4** With this type of pile there is no open bore at any time. Each pile will be tested by fully trained operators to demonstrate pile performance and integrity.



Continuous Flight Auger Piling (CFA Piling)

CFA Piling is a widely used piling technique because of its low impact on the surrounding environment.

It is both quiet and relatively vibration-less making it ideal for environmentally sensitive situations and where piling is to take place near to neighbouring properties and services.

CONSTRUCTION WORK HOURS

0800 - 1800 Monday to Friday
0800 - 1300 Saturday
No working on Sunday or Bank Holiday

WASTE

All waste material will be placed into designated skips and removed to a transfer station for recycling off site.

ACCESS

The only access and exit to phase 1a and 1b will be via the recently installed Hawks Road crossover (see diagram on the right). This is the junction between Washington Rd and Hawks Rd and is a controlled access for construction vehicles only.

CONSTRUCTION VEHICLE ACCESS



1. A temporary holding area for HGV vehicles will be implemented at the north end of Washington Rd. Vehicles will enter from Hawks Rd.

2. The area in green will span from kerb to kerb with the pavements remaining open

3. The holding area will have a manual lifting barrier which will be controlled by a Traffic Marshal.

4. The Traffic Marshal will be in contact with the site and when there is space for the vehicle to enter the site the barriers will be lifted and the vehicle released.

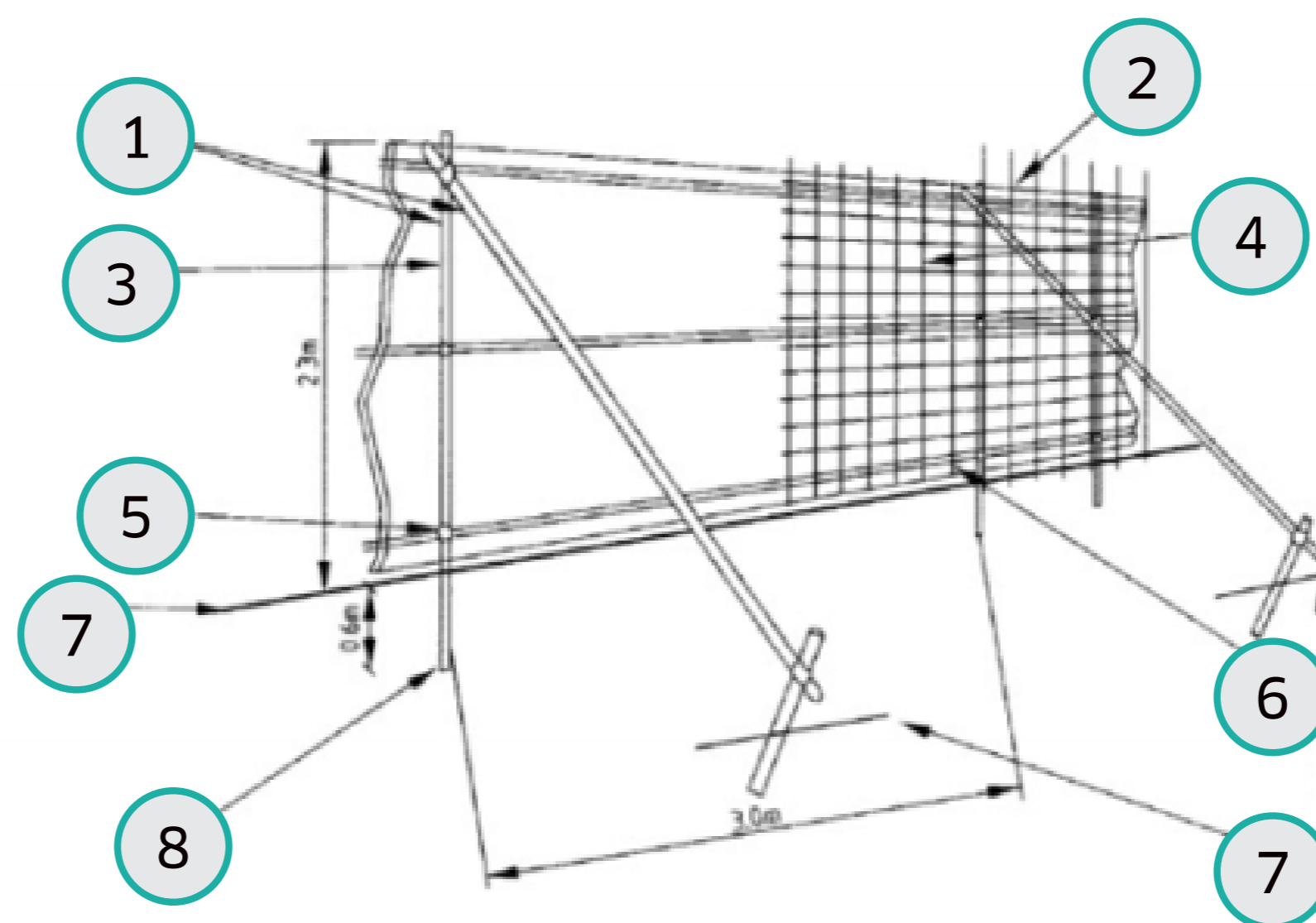
TREES

The regeneration plans have been carefully designed to allow a number of existing trees to be retained. Measures will be put in place to protect these trees at all stages of the construction works.

Tree protection will be in line with the British Standard BS5837. This standard details the steps that should be taken to ensure trees are appropriately and successfully retained when a development takes place.

Fencing will be erected around the trees, preventing pedestrian and vehicular traffic.

Materials storage will be located away from the trees.



1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of fencing to avoid dismantling
7. Ground level
8. Approx. 0.6m driven into the ground

Considerate Constructors Scheme

Countryside is registered with the Considerate Constructors Scheme which is an independent organisation established in 1997 to raise standards in the construction industry.

All sites are regularly and independently inspected and scored against the Scheme's Code of Considerate Practice.

(see printed certificate)

OPPORTUNITIES FOR LOCAL PEOPLE & BUSINESSES

CRE

COUNTRYSIDE
Places People Love



THE REGENERATION WILL SUPPORT:

- Up to 400 sustainable jobs in construction filled by local people. This includes jobs of at least 26 weeks duration.
- Approximately 100 apprenticeships covering levels 2-7 for local people or students.
- Up to 500 local youth employment opportunities for residents and students such as industry placements, internships, traineeships, work experience and mentoring.

Opportunities will be provided for local businesses to supply goods and services to the construction with the ambition to enable at least 10% of the value to be sourced locally. Help will be provided to local businesses to enable them to tender for opportunities.



DOUG BLANKS - BRICKLAYER, LOCAL TRAINING
HIGH MEAD



ACTON GARDENS CONSTRUCTION EVENT 2021

A significant employment and training package has been secured which provides Kingston Council with financial contributions to support:

- Employment Support Services
- Skills, Employment and Apprentices
- Local Businesses



JACKIE LAINCHBURY - LOCAL TRAINING
STONEBRIDGE ESTATE

