

Campion Work Schedule

Following the Council's approval, with residential support, of the 4th Linden Homes application to develop the Campion site preparations are now well under way for the building work to begin.

Some preparatory clearance work has already been carried out. Trees have been removed from the frontage and various tests have been carried out.

Members of Campion Concerns, with councillor Sheila O'Reilly, had a useful meeting in April with the Linden Homes Campion development team.

Good Communications During Building

The Linden Homes team said that they were very keen to work with residents and to keep everyone informed. We have their contact details and they invited us to raise any concerns with them straight away.

We raised a series of specific issues such as dust control, dealing with asbestos in the Campion House boiler room and letting residents have information on such matters as working times for the project.

We received assurances on all the matters raised.

There was agreement even on more minor matters. Thus we said that it would be good for public relations if viewing windows could be provided in the fence so that residents can see the work being done. The Linden team agreed to do this.

Work Already Undertaken

Condition surveys have been carried out concerning neighbouring properties of 104 and 114 Thornbury Road. Reports were sent to the residents concerned.

Scrub clearance for the first phase of work is complete.

Ecological investigations have been carried out and bat surveys are being conducted.

Consultant structural engineers have visited Tigar Hall and reviewed the structure. Trial holes were drilled to access existing foundations.

Linden is currently working with the Architects and Engineers to produce builders' drawings for the houses and flats

Discussions are in hand with the relevant statutory service companies regarding the new properties.

Engineering appraisals are being undertaken to assess the site for sustainable urban drainage.

The Main Stages

The work will be carried out in five main stages or phases. The areas of the site affected by each phase are shown overleaf.

The work to be done in each phase is as follows:

Phase 1. Complete Tigar Hall, new homes (including show homes) and landscaping to site frontage. Work to start mid to end of July for completion of first homes in January 2011.

Phases 2, 3, 4, & 5. New Homes (areas shown on reverse side). Start and completion dates to be advised. Some of this work may run concurrently with Phase 1.

Work Times

The working hours on the site will be

Weekdays:	8:00 – 18:00 hrs
Saturdays:	8:00 – 13:00 hrs

Traffic

Linden Homes is proposing that all materials and sub-contractor transport should arrive from the A4. This would give Building transport the shortest route along Thornbury Road. On the other hand, it will add to the congestion at the junction. Some eggs just have to be broken for this particular omelette.

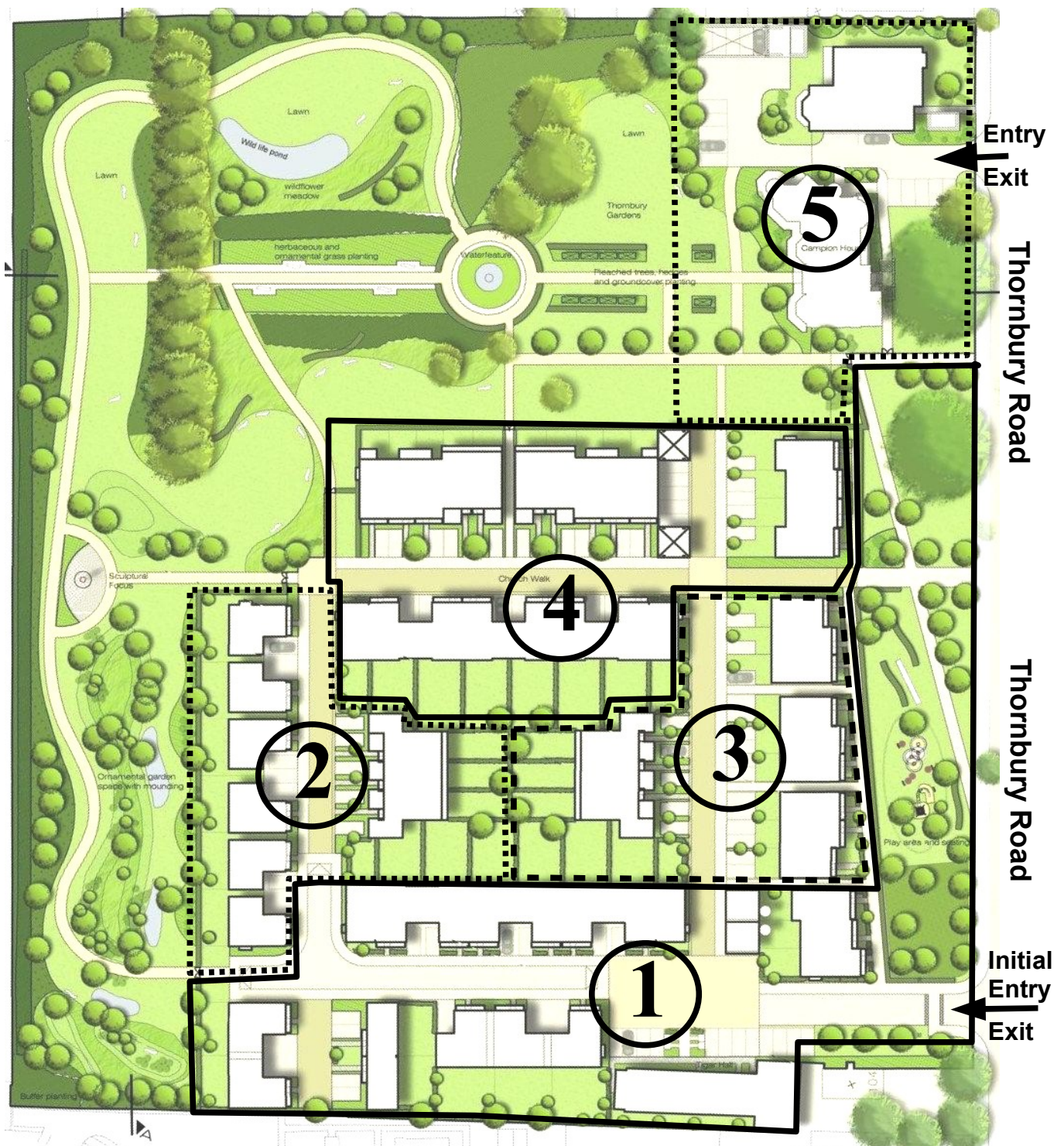
It is planned to create a parking area on site as soon as this can be done. The initial vehicular entry/exit point for the site will be as it is now (next to 104). Once sufficient preparation has been made the entry/exit point for vehicles will be next to Campion House. Both points are shown on the drawing overleaf. The details of all this are still to be agreed with the LBH Planning Department.

More information on our website

The latest diagrams for the building work are available on our website. We will post latest news there as we receive it. If you have any concerns that you would like taken up with Linden Homes you can contact them directly or contact us by telephone, by email or by using the feedback form on our website.

The Phasing of the Building Work

The building work on the site will be carried out in five phases. The buildings/areas in each phase are shown in the diagram below. The arrow on the right hand side indicates the entry/exit point for site vehicles.



Anyone wanting to check on detailed matters of the proposals should consult the full submission for the application. All the documents are available on our website. Alternatively the same documents are available on the LBH Planning Website. The difference is that ours are properly labelled and indexed whereas those on the LBH site are not (even though we have pointed this out many times and have even produced a file-indexing document for the planners free of charge!).

The local authority officer responsible for this project is Sean Doran. He can be contacted at sean.doran@hounslow.gov.uk or by telephone on 8583 4943.