



HACKNEY YARDS MAIN WORKS

CONSTRUCTION NEWSLETTER

ISSUE 01 | MAY 2024



CONTACT US

If you have any questions about the works or any comments please contact our Community Liaison Manager, Eilish Kwai:



t: 020 8344 0300 / m: 07776 331 724

For out of hours emergencies please call: 020 8344 0300



CommunityEngagementTeam@ardmoregroup.co.uk

WHAT ARE WE BUILDING?

Hackney Yards is being built by Ardmore in partnership with Notting Hill Genesis. The works include 190 new homes and over 4,000 sqm of commercial space including retail, community facilities, community space, and low-cost workspaces.

The development, which is a part of the wider Hackney Wick and Fish Island Masterplan, is split across three sites around Hackney Wick Station and includes over-station elements.

The design of the scheme reflects the character around Hackney Wick Station and its reputation as a creative quarter.

WELCOME TO OUR REGULAR COMMUNITY NEWSLETTER, DESIGNED TO KEEP YOU UP TO DATE WITH WHAT'S HAPPENING BEHIND THE HOARDINGS AT HACKNEY YARDS

The ongoing health, safety and wellbeing of our neighbours and staff is our first priority, and we are committed to continue working with the local boroughs and the LLDC to complete these investigations and provide reassurance to residents.

Piling works started on the 28th March. Once works commenced, odours were released and as a result, on the 10th April, Hackney Council suspended the works.

We are currently liaising with our specialist geo-technical engineers to update the site specific remediation and verification strategy. Piling will only re-commence once approval has been received from the LLDC and their technical advisors. As part of our initial review, we will:

- Implement odour suppression through use of fans and water misting techniques.
- Continue to lay waste soil on an imperviable layer, covered over and removed from site 24 hours after excavation.
- Control excavation works, to be focused above the water table, with sizes of excavations limited.
- Restrict the number of lorry trips with spoil to no more than 20 per day.
- Erect hoardings and openings in hoardings.
- Use continuous advanced real time vapour and air quality monitoring during excavation works, to ensure unacceptable risks are not present.

- Have an environmental specialist on site to monitor recorded data.

Community Liaison

We'll always try to plan our work to cause as little disruption as possible. However, if we do need to carry out any work that may be disruptive we'll try and let you know in advance.

Our community liaison manager Eilish Kwai is available to discuss any concerns you may have about the progress of the works, or answer any queries on the programme.

We will also be hosting regular public consultation events, which will act as an opportunity for the local community to discuss any queries relating to the works with the project team. The next meeting will take place at the **Build East Skills Centre** on:

- **Wednesday 12th June 2024, between 15:00 to 17:30**

If you would like to attend this meeting, please contact us for more details:

CommunityEngagementTeam@ardmoregroup.co.uk

Once we have our revised strategy agreed with LLDC, we will be sending out further updates to all key stakeholders and provide a date for a half day drop-in surgery where key stakeholders can attend and meet us on site and discuss our revised strategy and ask any pertinent questions.



HACKNEY YARDS FAQs

1. Who is the developer, and who is the construction contractor?

The developer is Notting Hill Genesis. The main contractor is Ardmore Regeneration.

2. What caused the odour and what exactly is the odour?

The odour was most likely a combination of different hydrocarbons in the form of Volatile Organic Compounds, released as a result of the disturbance of soil and groundwater.

At the request of LLDC, we have appointed a third-party environmental engineering specialist to carry out an assessment of the potential risks to the community associated with exposure to vapour during the piling works undertaken to date.

They reviewed the exposure durations and evidence from engineers and monitoring equipment on site during the piling works. Based on the evidence, they concluded that there had been no unacceptable acute or sub-chronic risk to human health, despite the reported odours.

3. What was done to ensure there was no repeat of 2018, and why was it not followed this time?

A significant programme of ground investigations, detailed risk assessments and reports were undertaken by geotechnical and environmental specialists to support the redevelopment of the site.

Following the recommendations from these reports, an enabling works contractor was appointed to carry out remediation works to the top layers of soil on each plots and provide a clean cover.

Following these remedial works, it was concluded that the risk of vapour exposure and nuisance odour was unlikely to be significant during the early enabling and piling works. There was a recognised risk of elevated ambient vapours being released within the atmosphere during basement excavation works, and appropriate control measures were proposed for that phase of the works.

Once the piling works commenced, unexpected reports of noxious odours were received and work was stopped until further assessment could be undertaken. This was in line with the procedure for unexpected contamination in the remediation strategy.

'To accord with best practice if, during the construction of the development, contamination and/or materials not previously identified are found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until Jomas (or qualified environmental engineer) has been informed, and a suitable strategy implemented to the approval of the engineer and/ or the Local Planning Authority'.

HACKNEY YARDS FAQs

4. Why was this not predicted, and mitigated against, as part of the planning procedure?

Given the identified pollutants beneath the site, potential risks of elevated ambient vapours/ odours at various phases of the work were predicted. The remediation strategies identified the high-risk phases of work, and included appropriate mitigation measures for each stage of construction works. These strategies were agreed with the Local Authority prior to works commencing as part of the planning process.

As previously noted, it was concluded that the risk of vapour exposure and nuisance odour was unlikely to be significant during the early enabling and piling works, which is when these odours were reported.

5. How long will the works take?

Once the proposed piling works recommence, it should take five weeks to complete works to Plots E&F and a further two weeks to complete Block K2N.

Plot J works have not yet commenced, however it is anticipated that piling works will take six weeks to complete once they commence.

6. What are you doing to reduce the local community's risk of exposure to the odours or potential harmful gasses?

To reduce any risk once the works re-commence, we will implement enhanced mitigation measures, including:

- Raising the hoarding levels and covering any openings
- Using fans and water misting techniques to suppress vapours
- Containing and removing all spoil arising within 24 hours of excavation
- Undertaking controlled excavation works, focused above the water table
- Restricting the number of lorry trips with spoil to no more than 20 per day
- Having a resident environmental specialist on-site to monitor recorded data

Additionally, we will install continuous real time vapour and air quality monitoring to assess vapour risks during the works and ensure that thresholds are not exceeded, and unacceptable risks are not present.

8. Why are there no contact details on the site for local residents to contact? And why have local residents not been contacted about the odours that were released?

Contact details are available on the site newsletter, which is distributed to the community and posted on site notice boards. Site contact details were issued to key stakeholders in the early stages of mobilisation of the works. Over the next few weeks, we will engage with local residents, schools and businesses in detail about the plan for the recommencement of works on site, including the current testing regime and details of planned mitigation.

We will also be hosting regular public consultation events, which will act as an opportunity for the local community to discuss any queries relating to the works with the project team. The next meeting will take place at the Build East Skills Centre on: Wednesday 12th June 2024, between 15:00 to 17:30.

If you would like to attend this meeting, please contact us for more details: CommunityEngagementTeam@ardmoregroup.co.uk

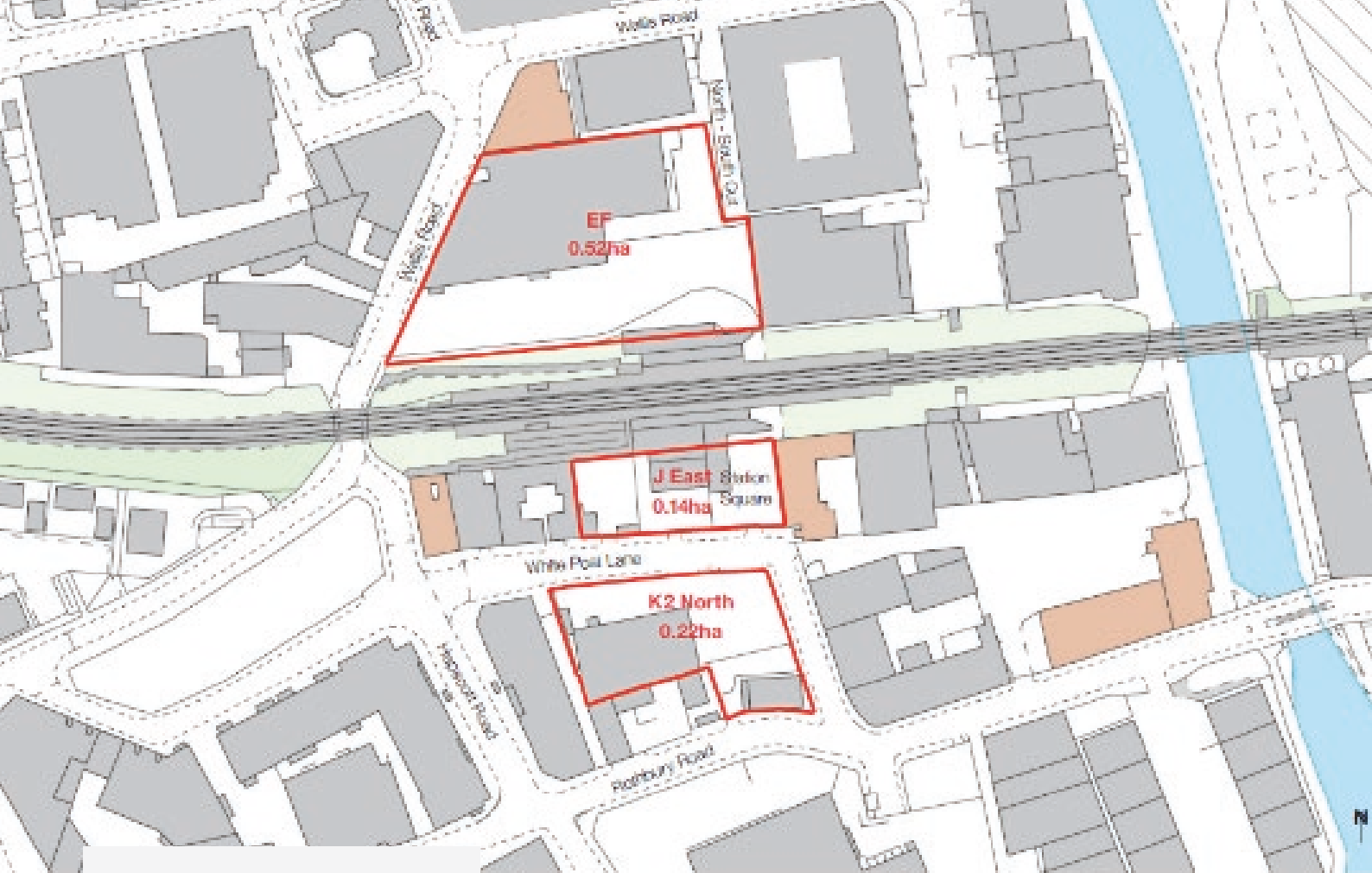
9. Is there a potential for the odour to get worse when the basement excavation commences.

The basement excavation phase was highlighted early on as a potential high-risk phase for elevated ambient vapours/ odours. We had already proposed robust control measures and monitoring for this phase of the works, which will ensure that the basement excavation can be undertaken safely while reducing the risk to inhalation of ambient vapours to site workers and the local community. These measures, included in Question 6, have now been brought forward to cover the piling works.

10. What is happening to ensure this doesn't happen again?

The continuous real time vapour and air quality monitoring – which was proposed for the basement excavation phase – is now being installed before we recommence the piling works. A full-time site-based specialist environmental engineer will monitor the data and control site works as necessary in order to control short-term risks.

We will undertake additional monitoring around the site perimeter which will determine cumulative effects over the longer term. Together with the real time monitoring data, this will allow a detailed analysis to be carried out to ensure that no unacceptable risks are present. The results of this analysis will be shared with local stakeholders.



CONSTRUCTION MILESTONES

- **Q3 2023**
Enabling Works Began
- **Q2 2024**
Foundation Works Due to Commence
- **Q4 2024**
Superstructure Works Due to Commence
- **Q2 2024**
Envelope Works Due to Commence
- **Q2 2026**
Works Due to Complete

ABOUT ARDMORE & LOCAL EMPLOYMENT OPPORTUNITIES

We are an established family owned and operated D&B Main Contractor based in Hackney. We specialise in unlocking large scale complex projects in London, by taking a traditional, hands-on approach to construction that puts us at the heart of the action.

Ensuring our staff are the best at what they do is an essential part of our business.

We look for the potential in everyone, we're great at identifying talent and encouraging opportunities. During the course of construction, we will be engaging with local schools, and colleges to offer apprenticeships and training for people within the area looking to work in the construction industry.

For more information please contact recruitment@ardmoregroup.co.uk.

CONSIDERATE CONSTRUCTORS SCHEME

We are very proud to be partner members of the Considerate Constructors Scheme. The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image.

The aim of the scheme is to help improve the image of the construction industry and provide advice and support to contractors and members of the public to help resolve complaints. The Scheme has designated staff trained to deal with any type of complaint.

If you have any concerns about any site or company registered with the Scheme, you can email them at: complaints@ccscheme.org.uk or call 0800 783 1423.

CONTRACTOR
AND SUPPLIER
PARTNER

CONSIDERATE
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SCHEME