

Project Newsletter

August 2023

Introduction:

We are pleased to confirm that London Building Company (LBC) has been employed to manage Phase 2 of the YMCA Building Re-development on behalf of Thornsett. We look forward to successfully completing the project which we, the YMCA, Thornsett and the local community can be proud of.

Pre-commencement activities in advance of commencement of construction works

Currently the residents in the existing YMCA Building are in the process of transferring to the recently completed new YMCA. When this decanting process is completed, LBC will take possession of the old building and initial site works will commence.

Proposed initial site works

- i) Boundary hoarding/fencing/enabling works.

It is expected that the enabling works will commence toward the end of August 2023. Initially with site hoarding to demarcate and secure the site. It is anticipated that these works should be able to be progressed quickly to completion.

- ii) Some minor drainage works will be carried out to ensure that no flooding of the site occurs as the overall works progress
- iii) Asbestos Surveying

Once the residents have vacated, the existing building will be surveyed to identify all the asbestos present in the building. It is expected that these works will commence in early September 2023.

- iv) Demolition Works

Once the asbestos has been removed, demolition works can commence later in September 2023. We are aware of our neighbours' concerns and the planning conditions regarding noise, vibration and dust. Monitoring stations will be set up before demolition commences. Note that the demolition of the tower will take place behind scaffolding as a safety, noise and dust mitigation measure. The majority of demolition works are expected to be completed by Christmas.

Meeting the neighbours

We are looking forward to meeting the neighbours at the first Construction Working Group meeting at 6pm on Wednesday 13th September 2023. Please also visit the project website ymcawimbletonbuild.co.uk.

Considerate Constructors

The site will be registered with the Considerate Constructors Scheme.

Contact details (to be updated as works progress)

LBC's Site Project Manager:

Finbarr Feeney email: fkeeney@londonbuilding.co mobile: 07377078248

Site working hours

Monday to Friday 08.00 to 18.00

Saturdays 08.00 to 13.00

No working on Sundays or Bank Holidays