



As a local resident or business you will probably be aware that English Partnerships purchased the former Greenwich District Hospital (GDH) from the Queen Elizabeth Hospital NHS Trust in November 2004.

The future of the hospital site will be developed alongside a number of other sites in the area, many of which will be released for mixed-use development to help finance the development at the GDH site. English Partnerships and the Council are committed to achieving the highest quality development in East Greenwich.

New homes, new employment opportunities and new public services will be created that will serve generations to come. Previous attempts to develop a purely residential scheme on the site, led by the NHS, were unacceptable to the Council, leading to English Partnerships involvement.

Greenwich Council and English Partnerships have identified a clear vision for the area, determined following extensive consultation with local residents. This would provide for a new leisure facility, library and service centre to be created at the GDH site. These proposals were discussed in outline at a public meeting held a few months ago.

As partners, English Partnerships and Greenwich Council are committed to working together to develop this 'New Heart' for East Greenwich. We are committed to ongoing consultation with the local community. Representatives of local residents, businesses, interest groups and societies will all be consulted in order to arrive at a development solution which is right for East Greenwich and which the local community will be proud of.

DEMOLITION

The first phase in the transformation of the hospital site is about to commence. English Partnerships has recently appointed Controlled Demolition Group Ltd as demolition contractor and work is due to start on **1st August**. The demolition will be a phased process that will take eight months to complete. In the first instance much of this work will be internal work to remove asbestos. The major external work will commence in October.



English Partnerships and Greenwich Council are working together to keep the local community informed about works on the site and the process that is taking place. Both groups want to keep people engaged in the process and open channels of communication in case people have specific concerns.

The anticipated programme for the works is as follows;

Weeks 1-2 - August

– Hoardings will be erected around the site.

Weeks 3-13 - August to October

– Internal works and asbestos removal from inside the building.

Weeks 14-25 - October to December

– Demolition of structure.

Weeks 26-32 - January to March – Site reprofiling.

A meeting has been held with residents and businesses surrounding the former Greenwich District Hospital site to inform them about the process that will be starting shortly. The meeting was for local residents who will be immediately affected by the demolition process. Future meetings will be convened to enable the wider community to be consulted on how the future plans for this and other connected sites should evolve.

THE SITE

When demolition starts the site will be under the full control of Controlled Demolition. Controlled Demolition will be responsible for securing the site and will be providing 24-hour security. A 24-hour telephone answer service will operate for people to raise their concerns about the demolition with the contractors. In addition, there will be an emergency contact number.

At the peak time of demolition, when work is underway on the demolition of the structure, around 80 staff will be working on site. Throughout the whole process the hours of work on site will be;

Monday to Friday – 8am to 6pm

Saturday – 8am to 1pm

PROCESS

English Partnerships and the Council recognise that the demolition of such a large building in a built-up area will create some disturbance for the residents living in close proximity to the site. English Partnerships and Controlled Demolition are committed to minimising the disruption to the local community. We will be taking measures to ensure that local residents are not inconvenienced any more than is absolutely

necessary.

As is common in buildings of this age there is asbestos within the former hospital. This is something that the demolition contractors are fully prepared for. A detailed survey identifying the location and type of asbestos has been undertaken. The asbestos will be removed by specialist sub-contractors, who are licensed by the Health & Safety Executive. Special measures

need to be taken when dealing with asbestos, this includes ensuring that these materials will leave the site in sealed containers. These works will be conducted inline with current regulations and with health and safety precautions as a paramount concern.

There are no plans for explosive demolition of the main structure, particularly given the proximity of homes, businesses and transport routes to the building. However, options for the demolition of the chimney are still being explored and controlled explosion is an option for that structure. We will keep you informed on this issue. Controlled Demolition are experts in all types of demolition and have years of experience dealing with difficult sites.

TRANSPORT

The demolition of the hospital will generate large quantities of materials to be removed from the site. As part of the demolition contractor's method statement English Partnerships have required that they advise on the route that lorries will take when leaving the site with this material.

Lorries will leave the site by the Vanbrugh Hill site exit and will then travel down Blackwall Lane and Woolwich Road to the A102. Construction traffic will not leave the site during peak traffic times to minimise the impact on local traffic.

DUST AND NOISE

Specific measures will be undertaken to minimise the problem of dust coming from the demolition. Water will be hosed on to working faces of the building to dampen dust. All vehicles leaving the site will be inspected for loose debris. Access to and from the site will be from the Vanbrugh Hill exit. This point will always be staffed during working hours to ensure the safe entry and exit of site vehicles.



We recognise that there will be some noise generated by the demolition works. However noise will be within prescribed levels directed by Building Control. The modern equipment used by Controlled Demolition will further reduce noise.

Small levels of vibration may be experienced during the demolition. Studies conducted in preparation for the demolition have shown that vibrations will not cause damage to surrounding developments as the hospital is set within its own grounds and the foundations are below the surface level of the older development surrounding the site. However, the contractors will undertake photographic surveys of adjoining properties in Calvert Road in advance of the work commencing.

MOSAIC

The mosaic on the Woolwich Road frontage of the building is one of the well-loved elements of the hospital site. English Partnerships has made contact with Phillipa Threlfall, the artist who created the mosaic, and we are taking her advice on how to safely remove the mosaic from its current location.

Greenwich Council are eager that the mosaic stays within East Greenwich, and whilst a long-term home has not been found as yet initial discussions have begun to identify a new site to relocate the mosaic so that it remains on public view within the area.

THE FUTURE

While detailed plans have yet to be developed, the year long consultation undertaken by CB Richard Ellis undertaken by Greenwich Peninsula Partnership on behalf of Greenwich Council and English Partnerships, identified a clear preference to secure the development of a new modern leisure centre, library and primary health care facility on the GDH site, together with the development of other council sites.

The Council will also seek to co-locate other service provision onto the site. In doing so, it will release the other sites in east Greenwich for development as part of a wider package to help finance the new facilities. These ideas were discussed at a public meeting late last year and were very warmly received by those in attendance. In order to progress detailed plans, English Partnerships have appointed consultants to explore the constraints and opportunities for each of the sites.

Meetings will be held in the future, which will be open to all local residents, regarding future plans for the site. We will also continue to communicate news and updates to local residents and businesses by newsletter.

WHO IS INVOLVED?

English Partnerships is the government's national regeneration agency delivering high quality, sustainable growth in England. www.englishpartnerships.co.uk

English Partnerships contact

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Greenwich Council is the local authority and is responsible for Regeneration, Building Control, Planning, Highways and Environmental Health as well as education and leisure services.

Greenwich Council contacts - Ward Councillors:

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Building Control – Chris Stevens - 020 8921 5413

Environmental Health - Wendy Lawrence– 020 8921 8166

Controlled Demolition Group Ltd. are a national organisation with over 20 years experience in the demolition industry. For more information about the company please visit their website at www.demolitiongroup.com

Controlled Demolition Ltd contacts

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