

Well House Road stairs

HS2-OOC - SCP-26-2162

Location

Wells House Road and Old Oak Common Lane

Duration

June – December 2026
Mondays – Fridays 8am – 6pm, and
Saturdays 8am – 1pm

What we are doing

We are rebuilding the stairs on Wells House Road. This includes removing damaged sections, improving drainage, constructing new supporting walls, steel portals and steps.

What to expect

There will be some level of noise, dust, vibration, restricted access, deliveries, and construction activities. This includes demolition, excavation, lifting operations, and installation works near residential properties. We will be putting mitigations in place to reduce the impact to residents.

We are committed to keeping you informed about work on HS2. This includes ensuring you know what to expect and when to expect it, as well as how we can help you. Should you have any questions or concerns about our works you can contact us by:



Freephone **08081 434 434**



Minicom **08081 456 472**



Email **HS2enquiries@hs2.org.uk**



Writing to **FREEPOST
HS2 Community Engagement**

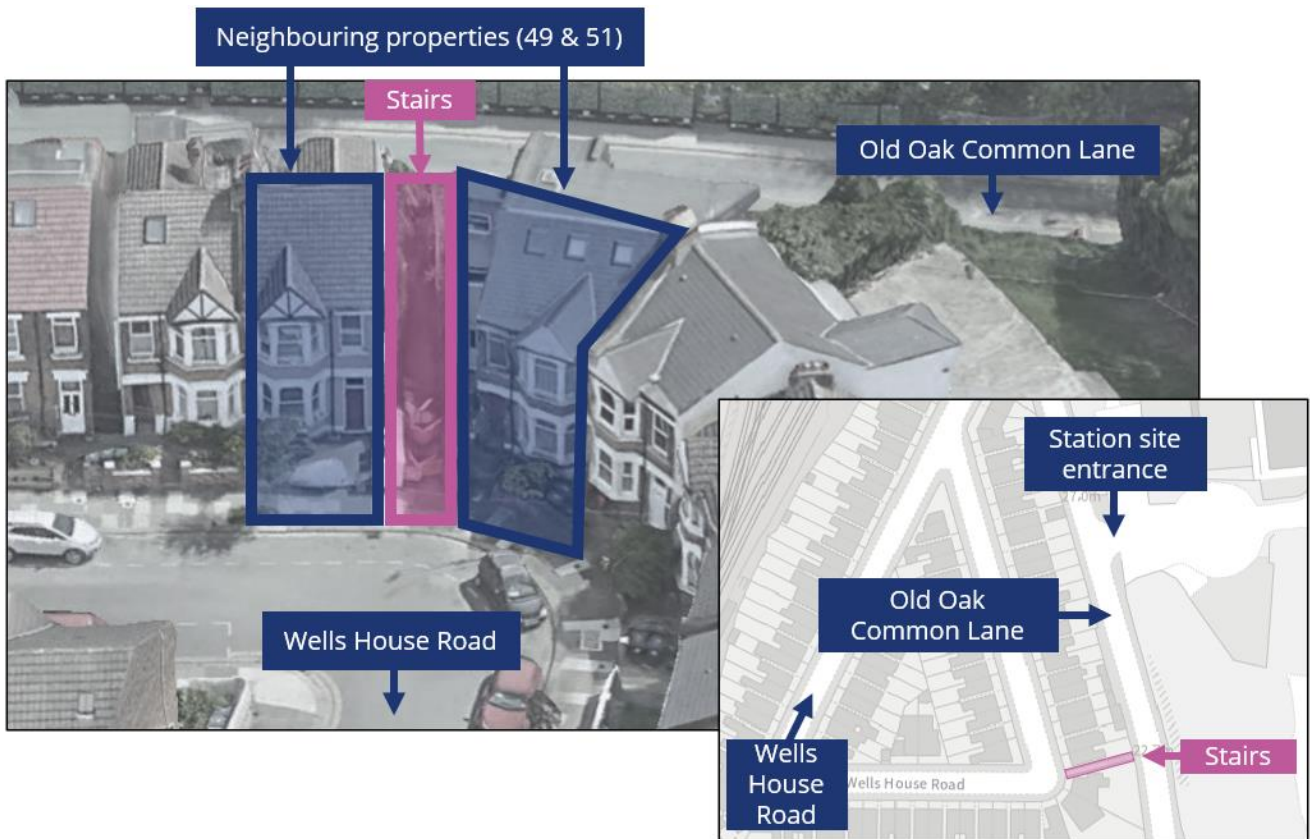


Website **www.hs2.org.uk**

Keep up to date with what is happening in your local area at **www.hs2.org.uk/in-your-area/in-your-area-map/**

Where will this be taking place?

The works will take place within the Wells House Road staircase. Access for the construction team will be mainly from Wells House Road, although any heavy lifting required will be from Old Oak Common Lane. When using Old Oak Common Lane for access, there will be traffic and pedestrian management in place.



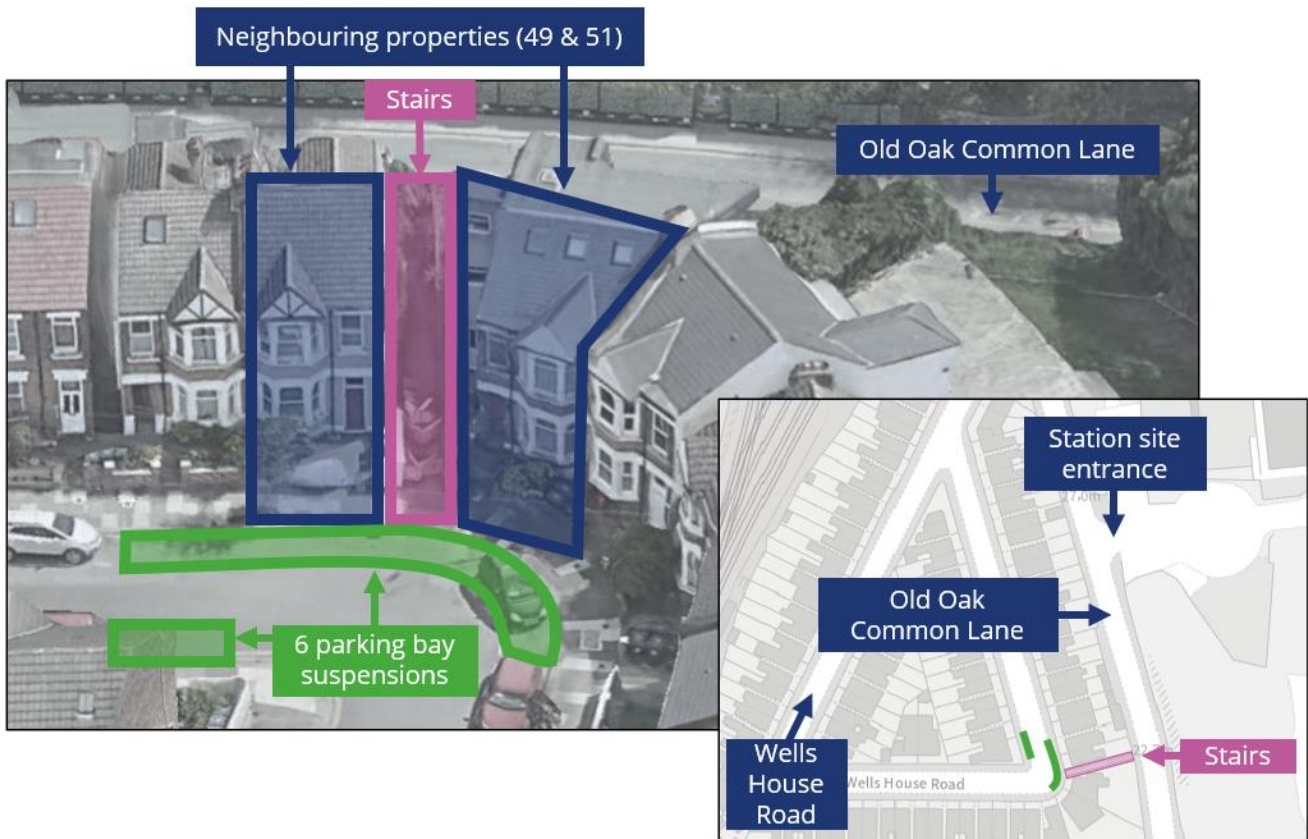
What work is involved?

To complete this work safely and on time, surveys and investigation works need to take place within the staircase, and the neighbouring properties. We will need to excavate the land within the gardens of these properties, and work to stabilise the walls before moving onto the demolition and reconstruction of the stairs.

Scaffold-Structure: There will be a platform made from scaffolding which will be constructed and placed below the gardens of 49 and 51 on Old Oak Common Lane. The reason for this is to make sure the demolition of the existing walls, and the construction of new walls are done safely. The platform will separate pedestrians and road traffic from any of the construction activities.

Once works have been completed, this will be safely dismantled. The footpath on Old Oak Common Lane will then safely be reinstated for pedestrian use/residents access through the newly completed staircase.

Parking bay suspensions: This work requires us to suspend six parking bays, as noted in the image below. The disabled bay will remain in place. The suspensions are needed for deliveries to be made safely, and for a small welfare unit for the team working in the area. We will have traffic marshals in place when deliveries are being made, to lessen the impact on the residents.



What mitigation is in place to protect us residents from your works?

For the safety of residents, the footpath between 47 to 53 Wells House Road will need to be closed. Residents will be able to access their properties at all times. There will be a crossing in place within this area of the road for residents to move safely along the footpath. Works are being planned so residents are not being disrupted as much as practically possible.

Noise: We will be using sound barriers and on site, as well as around tools, to help minimise the noise. Works will be planned during normal working hours, with no noisy works starting until 9am.

Dust: To help with dust control, we will break and cut through any concrete with water. Other sprays and misters will be used to wet the ground during construction activities.

Traffic: the construction team will be using Wells House Road as a one-way system to lessen the impact of congestions for residents. We will have traffic marshals in place to ensure vehicles arriving and leaving do so without causing congestion.

How long will this take?

With works beginning in June, we anticipate to have the stairs finished and open by mid-December.

What if I'm being affected by these works?

We recognise that with this level of work so close to residents properties, there may be a level of disturbance. We do apologise for that.

However, if you feel you are being impacted, please contact Helpdesk:

Telephone: 08081 434 434

Email: HS2Enquiries@hs2.org.uk.

Please try and give them as much detail as possible, and a member of the BBVS community team will be in contact with you.

Please contact us if you'd like a free copy of this document in large print, Braille, audio or 'easy read' format. You can also contact us for help and information in a different language.

Holding us to account

If you are unhappy for any reason, you can make a complaint by contacting our HS2 Helpdesk team. For more information, visit: www.hs2.org.uk/how-to-complain

We have an independent Residents' and Construction Commissioner who helps settle disputes and monitors the way in which we manage and respond to complaints about construction.

For more information visit: www.hs2.org.uk/independent-commissioner