

Wells House Road Residents' Meeting

26 March 2025

Housekeeping



Toilets



Feedback form



Muting microphone when not speaking



Respecting conversations



Fire Procedure



Refreshments



Courtesy for community



Raise hand

We are committed to create a safe space for you to have respectful conversations with us and others at our events.
Read our respect statement in full at: hs2.org.uk/respectful-conversations/

Agenda

1	Welcome & introductions	18.30	Sylvie Glossop, HS2
2	Your questions answered	18.35	BBVS, SCS, HS2
3	Network Rail update	19.15	Barry Roberts & Myall Hornsby, Network Rail
4	Traffic Management Update	19.25	Zoe Griffin, BBVS & Solo Malemo SCS
5	SCS update	19.30	Dave Terry & Filipe Mello SCS
6	Questions & AOB	19.45	Sylvie Glossop, HS2
7	Meeting Close	20.00	Sylvie Glossop, HS2

Your questions answered

March 2025

Your questions answered

Wells House Road

Temporary possession of land

HS2 Land and Property team

Wells House Road Stairs

HS2 Project team /
Ealing Council

Retaining Wall

HS2 Project team / SCS

Your questions answered

Old Oak Common Lane

Bus stop closures

Transport for London

Traffic management

BBVS Project team

Old Oak Common Lane closure

HS2 Project team

Your questions answered

Concerns

Noise / vibrations concerns

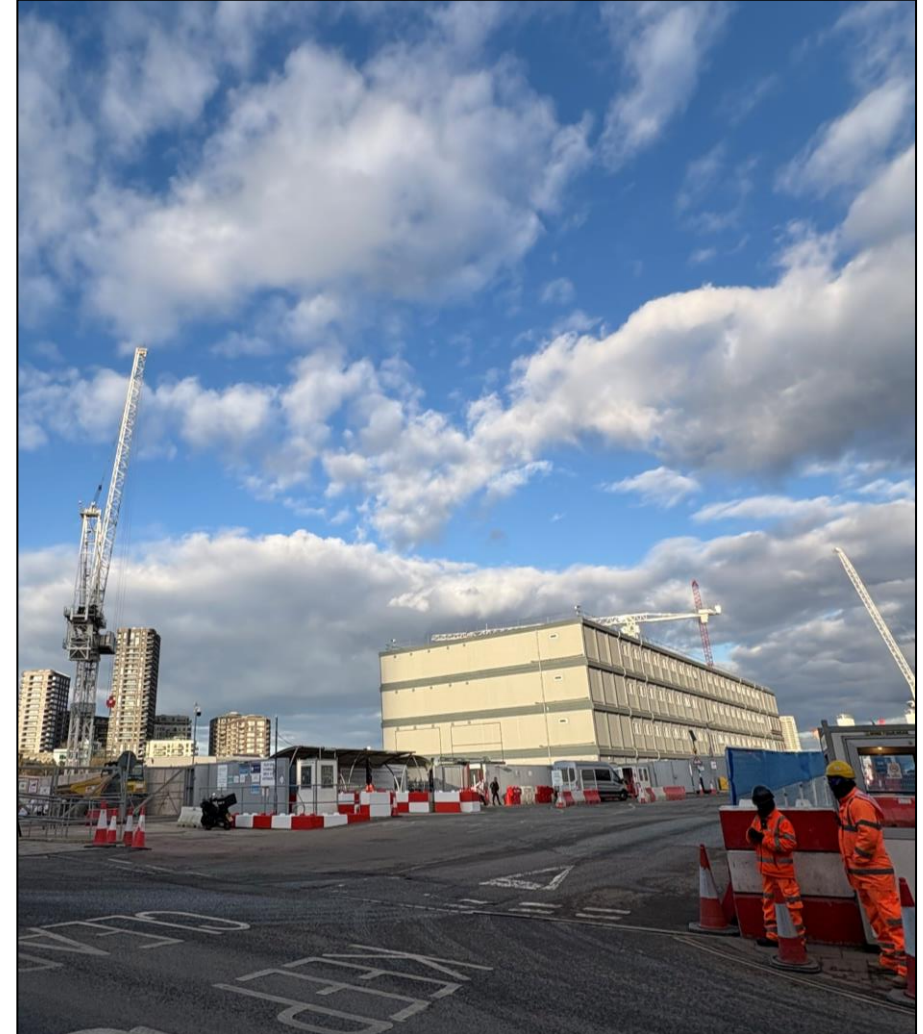
SCS project team

Small claims

HS2 / BBVS Project team

Upcoming works to note

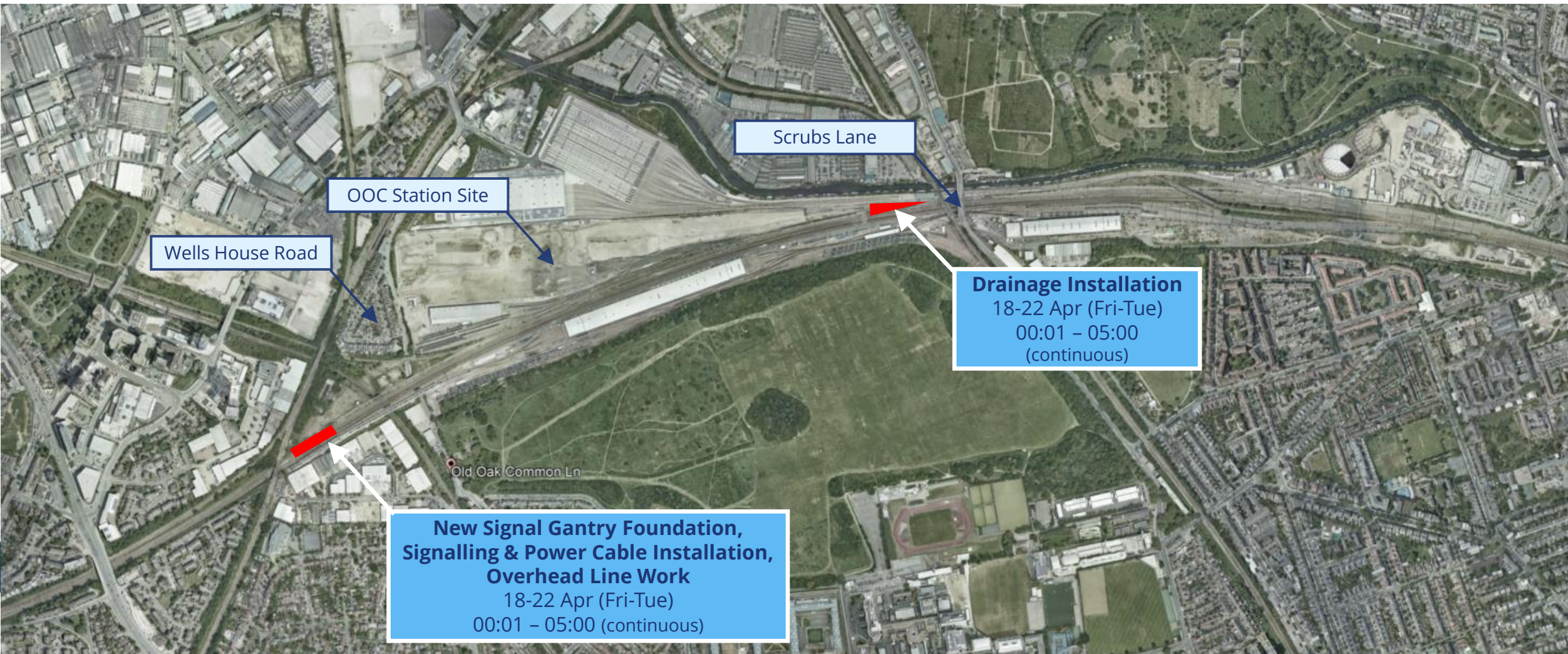
- Utility diversion installation work just inside main entrance (includes excavation)
- Weekend and bank holiday work due to minimal traffic movement. No overnight work
- Fencing and noise barriers in place
- Dates
 - Friday 18 April to Monday 21 April (Easter)
 - Saturday 26 and Sunday 27 April
 - Saturday 3 and Sunday 4 May
 - Monday 5 May (bank holiday)
 - Saturday 10 and Sunday 11 May
- AWNs will be sent nearer to the time of the works



Network Rail update

March 2025

Easter (Fri 18-Apr to Tue 22-Apr)



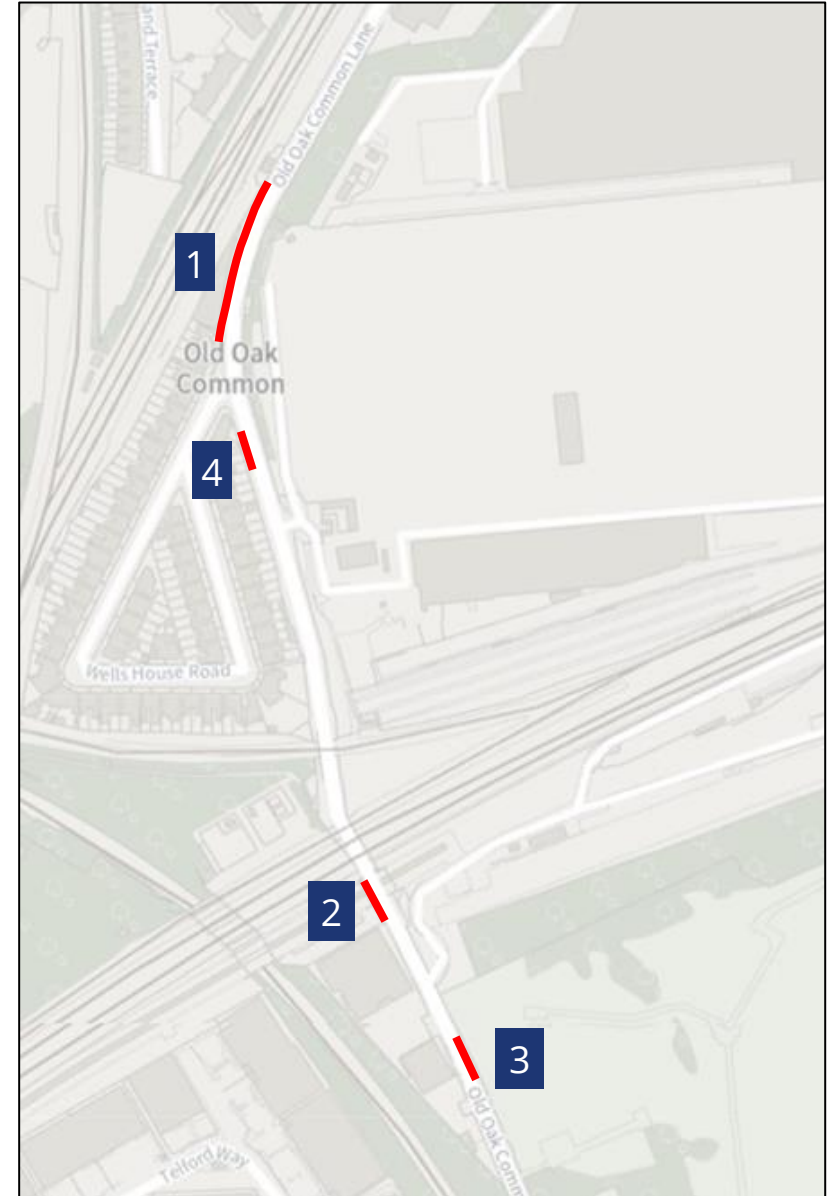
Old Oak Common traffic

March 2025

Traffic management

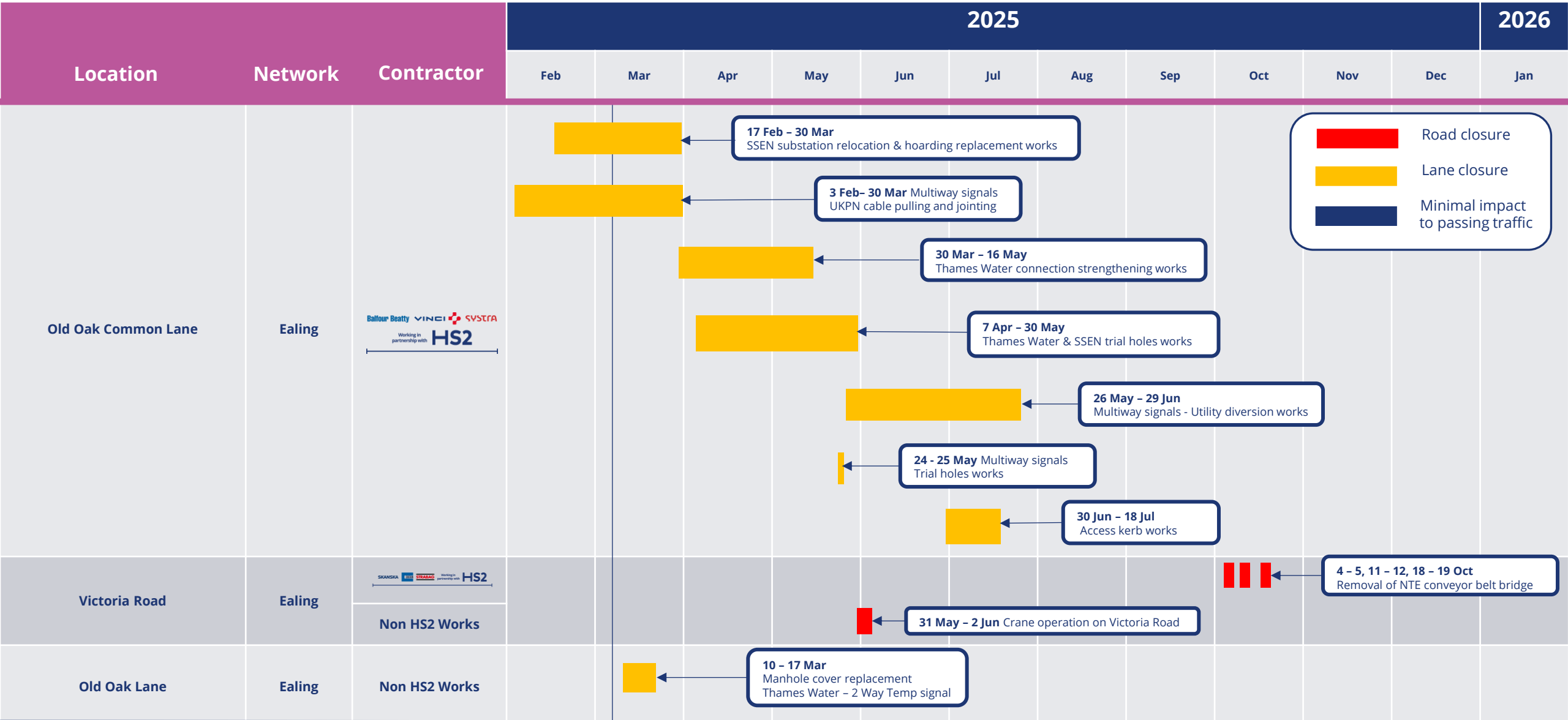
April – June

1. Monday 31 March – Friday 16 May
 - Northbound: Thames Water enabling works
- Friday 16 May – Friday 6 June
 - Southbound: Scottish and Southern Electricity Networks (SSEN) substation upgrade
2. Monday 7 April – Sunday 30 May
 - Northbound: SSEN and Thames Water trial holes
3. Monday 21 April to Friday 30 May
 - Southbound: Cadent Gas works
4. Monday 9 June – Sunday 29 June
 - Northbound: Thames Water trial holes



Old Oak Common traffic plan

26 March 2025

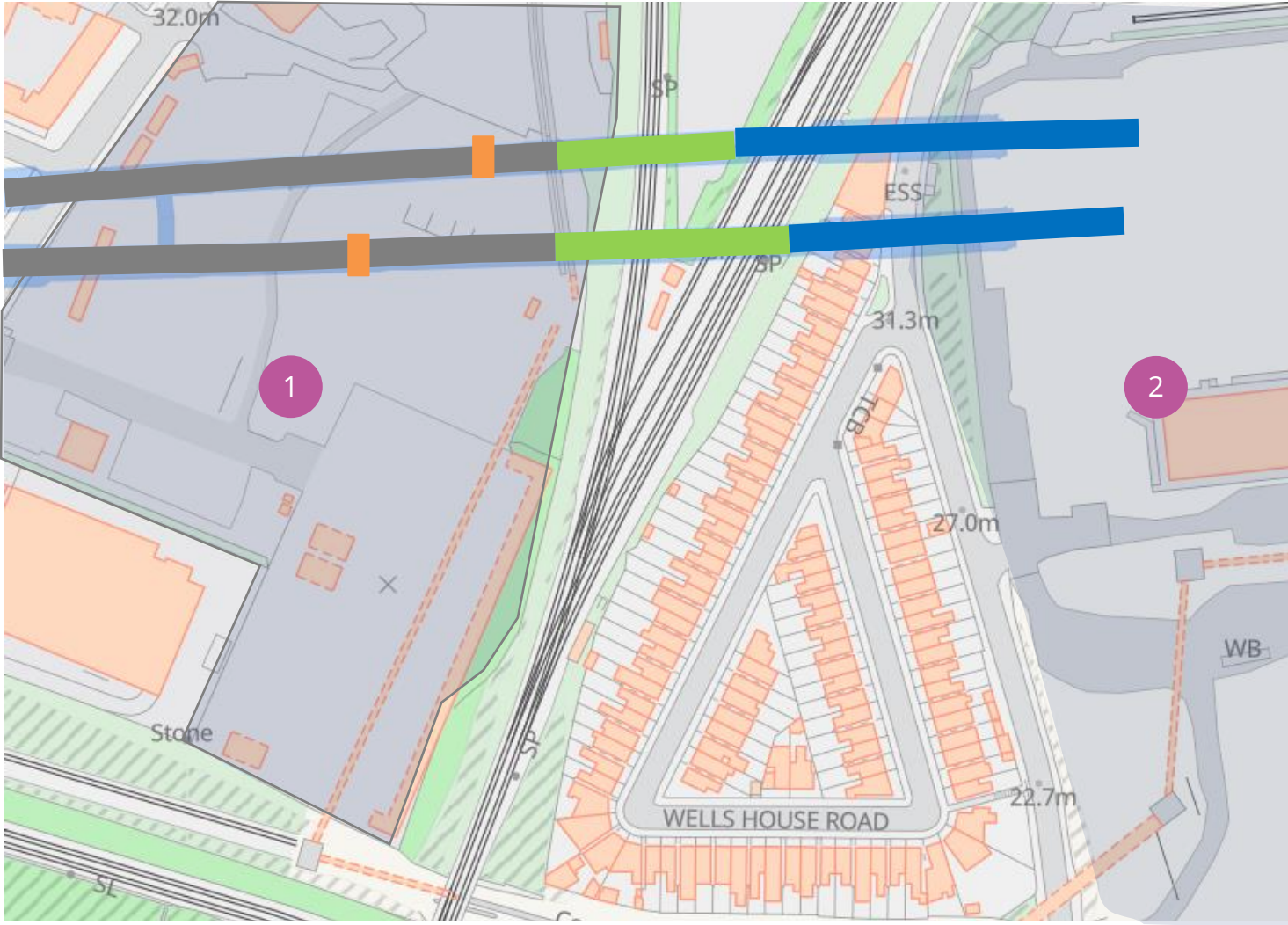


SCS Updates – site and tunnels

March 2025



Old Oak Common Tunnel



- 1 Flat Iron site (SCSJV)
- 2 Old Oak Common Station Box (BBVS)
- Phase 1 (until early April)
- Current location of works
- Phase 2 (April – September 2025)
- Breaking out works less frequent but throughout the day 8am to 6pm**
- Phase 3 - (Estimated June 26 – January 27)

Depth: Approximately 14m below ground level (Old Oak Common Lane)

Length: Total length of tunnel is 360m

Sequence of works



Excavation
and removal
of temporary
support

Removal of
spoil

**Sprayed concrete
lining tunnelling
method cycle**

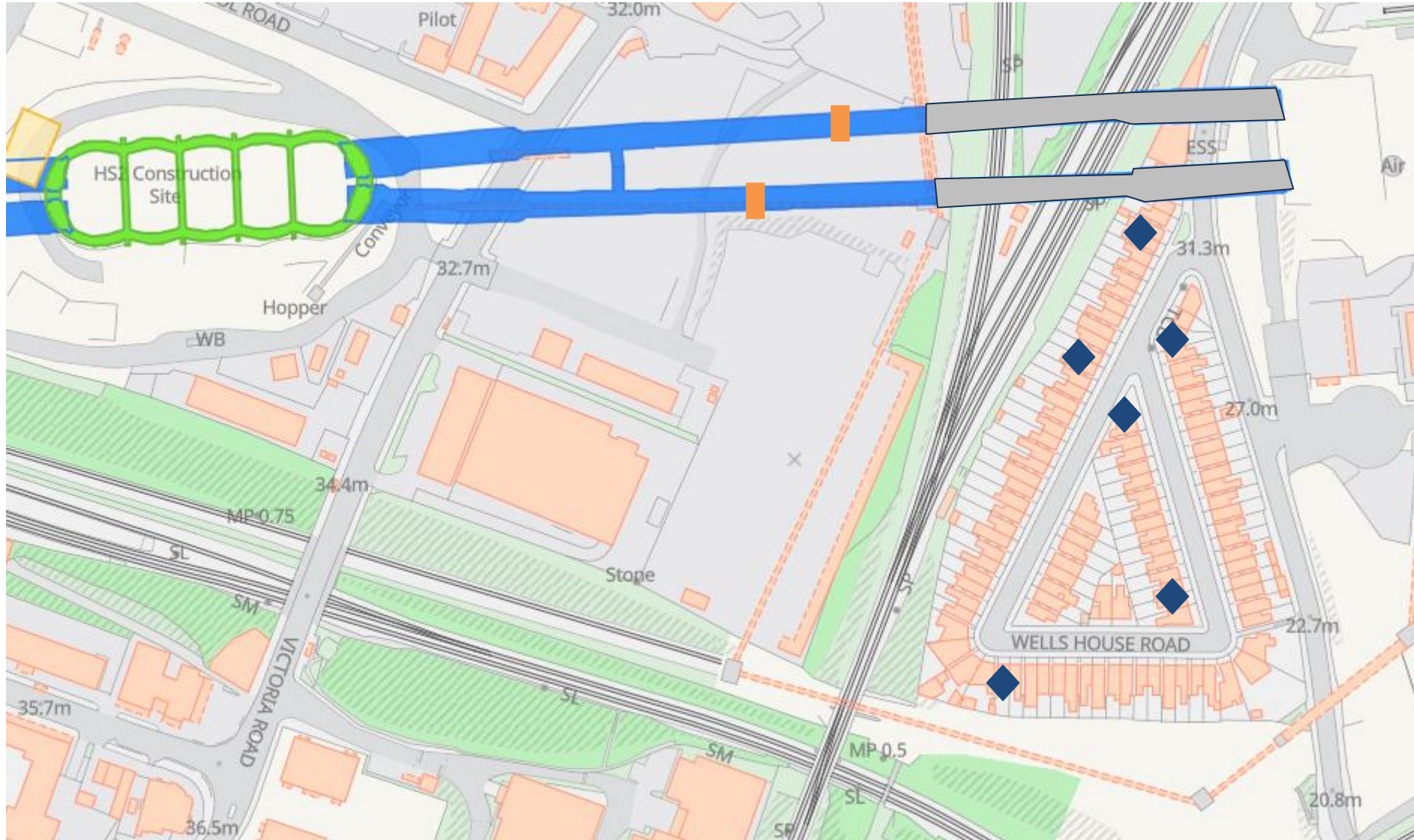
Service
installation

Spraying
lining

Monitoring



Tunnelling update



 Tunnel partially completed

 Tunnel not started

 Current works location

 Complaint location

Phase 1 Working hours

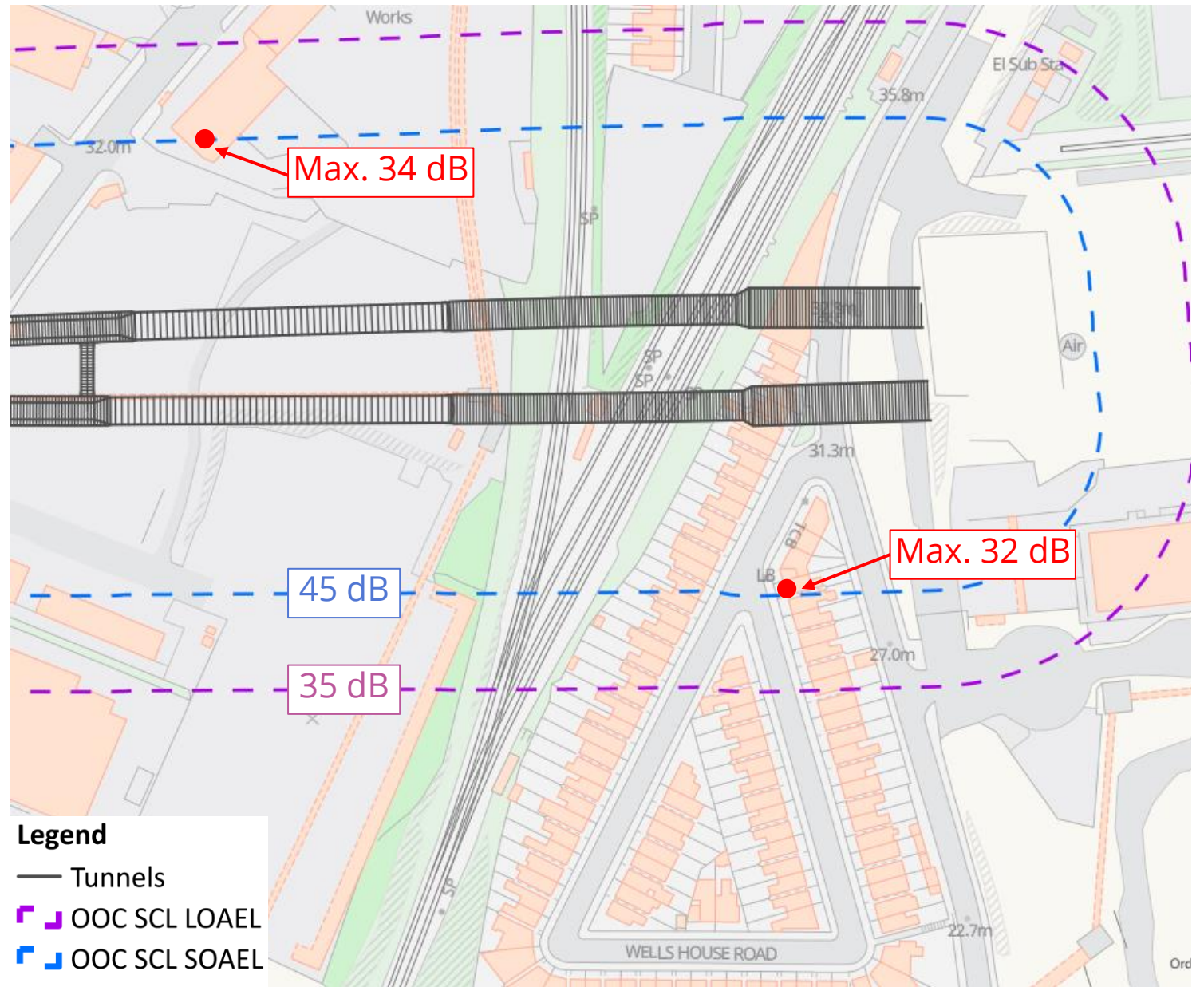
To avoid overnight disturbance – Impactful period of works takes place during daytime hours and limited to a period of up to 2 hours:

Twice daily:
8am to 6pm Monday to Friday

Once a day between:
8am to 1pm Saturday

Groundborne noise

- Typical quiet living room or bedroom is 30 – 35 dBA.
- **Blue line – above 45 dBA**
- **Purple line – above 35 dBA**
- Greatest disruption expected during Phase 3 (May to Dec 2026).
- Noticeable and potentially disruptive during concrete breaking. During other activities, impact will be lower.
- Impact greater for tunnel enlargement compared with pilot tunnel.



Ground Movement



10mm (light green) and 1mm (dark green) ground movement contours imposed on Wells House Rd area.

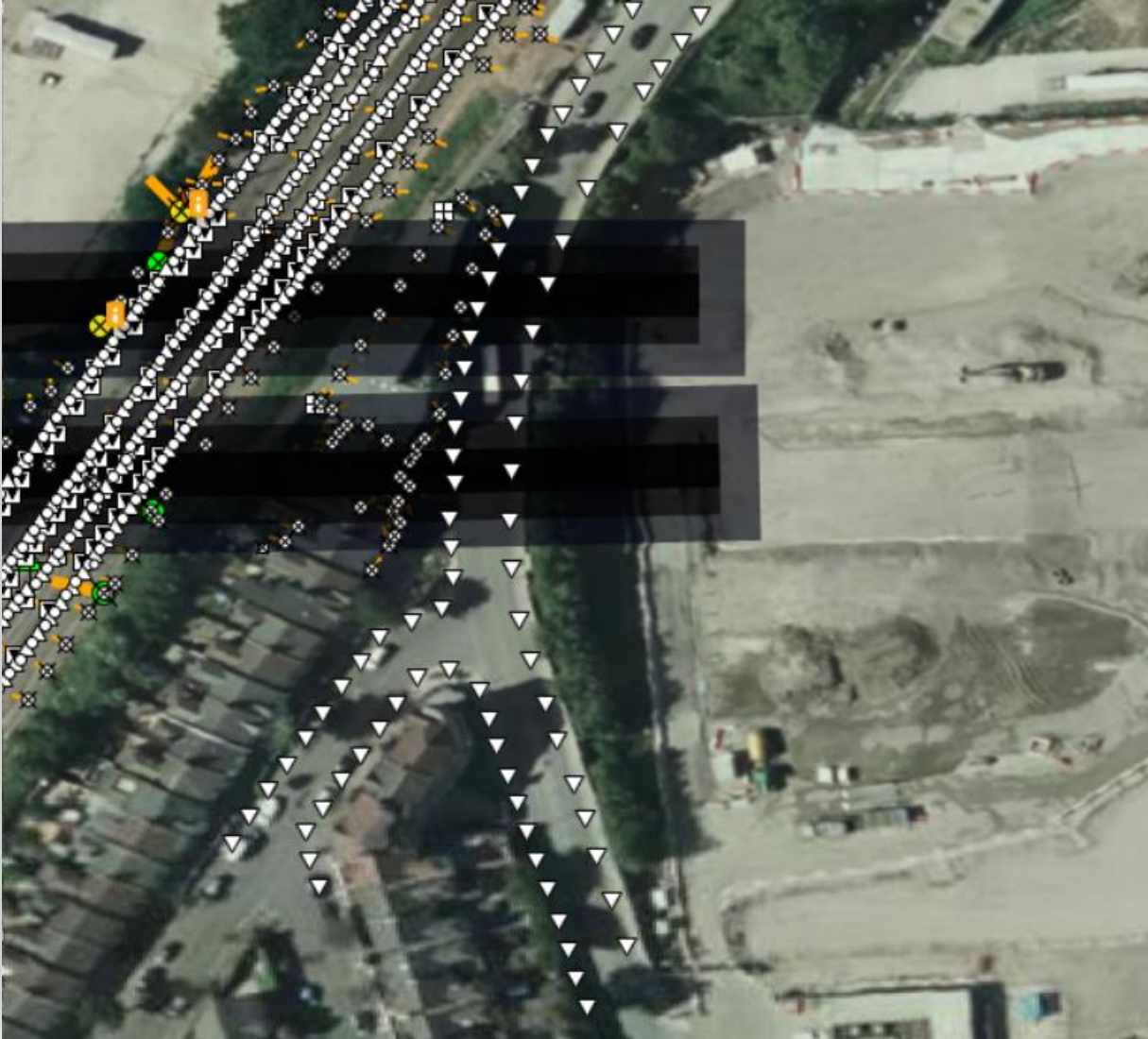
Properties shaded are eligible for a pre-condition survey as per C3 HS2 Information Paper

'Zone of Influence' is specific to ground movement, and for HS2 this is the 1 mm movement contour predicted at design stage, so it is separate to the groundborne vibration

C3 HS2 Information Paper - Ground Settlement is the governing document how ground movement is managed
It defines the assessment process and the requirements for monitoring

Ground movement assessments identify which properties may be eligible for pre-tunnelling condition surveys due to being located within the 10mm settlement zone

Ground Movement - Monitoring



Snapshot from SCS monitoring software. Extent of monitoring points demonstrated by the ▲

Enquiries and complaints

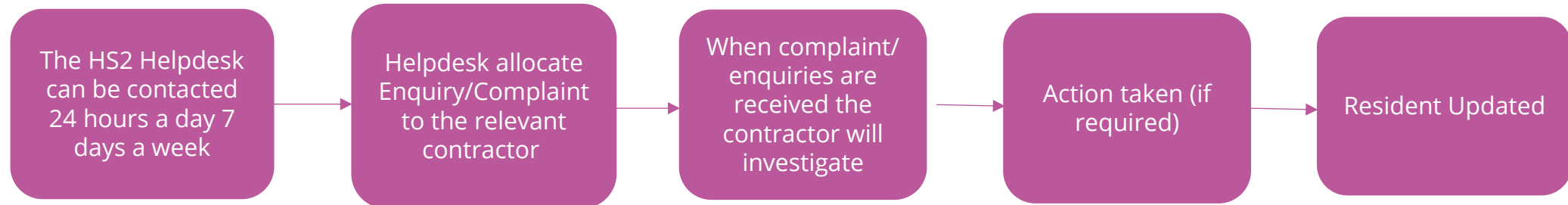
To help us understand the source of the disturbance and if it is related to our works. Please provide the following information:

1. Time and duration of disturbance
2. How the disturbance feels and sounds
3. Location of disturbance

HS2 Helpdesk (24/7)

Phone: 08081 434 434

Email at HS2Enquiries@hs2.org.uk



HS2

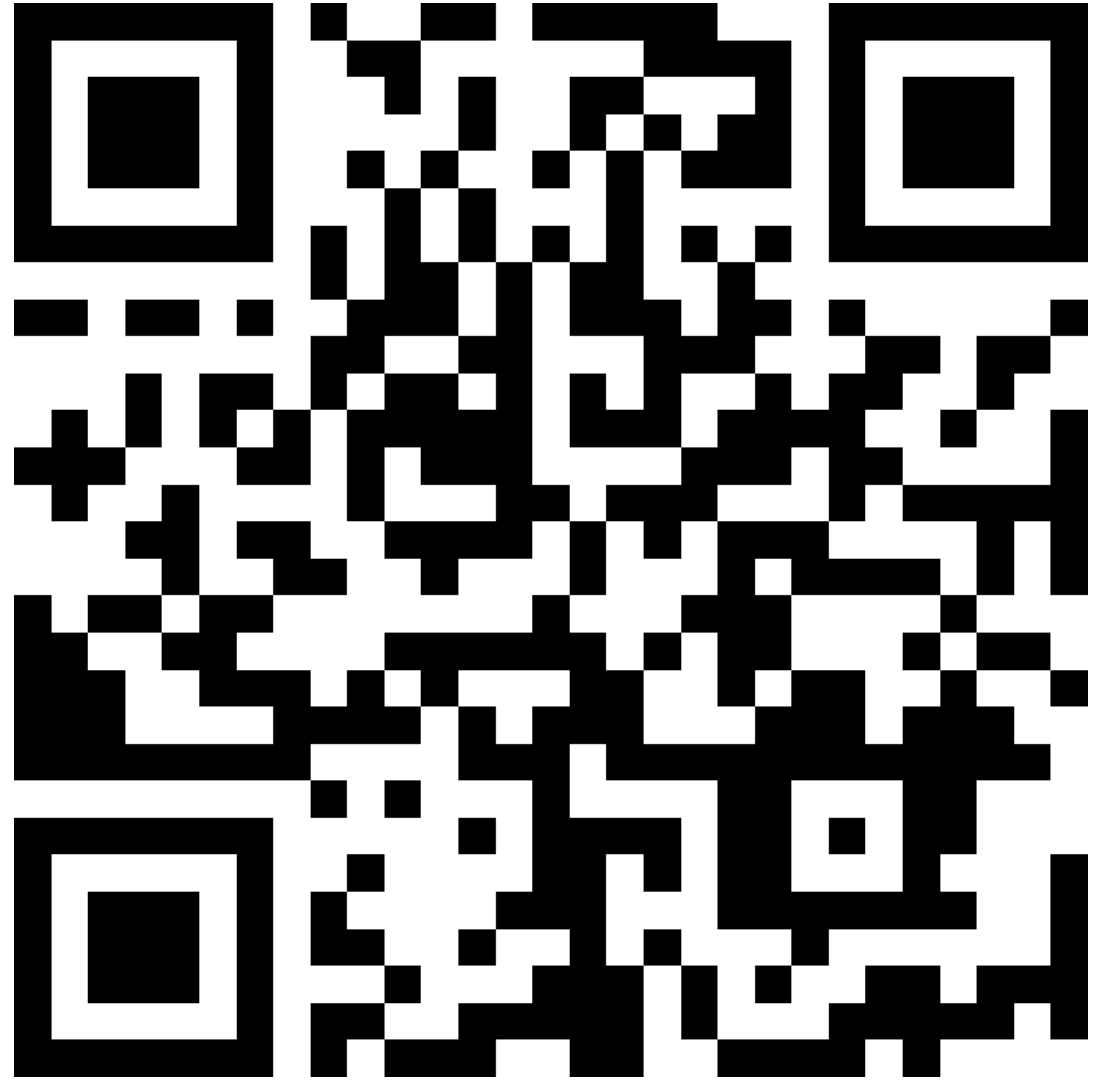
Questions & AOB

Next Meeting: 7 May 2025

HS2

Thank you

Please leave your feedback
by scanning the QR code



Find out more online:
www.hs2.org.uk

Follow our progress on social media

Contact us

24/7 Freephone Community Helpline: 08081 434 434

Minicom: 08081 456 472

Email: hs2enquiries@hs2.org.uk

Visit our website at: hs2.org.uk

To keep up to date with what is happening in your area, visit:
hs2.org.uk/in-your-area/local-community-webpages/



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