

Newsletter 1: December 2011

Introduction

WELCOME TO THE FIRST NEWSLETTER FOR THE DEVELOPMENT OF THE MIDDLESEX SITE.

This regular newsletter is designed to inform our neighbours of:

- Progress with the redevelopment of the former Middlesex Hospital site
- Forthcoming activities on site, including what you can expect to see and when
- Works that have taken place on site
- The contact details of people who can address your queries or concerns

We understand the need to approach the redevelopment of this site sensitively. Therefore, we aim to minimise the impact of the works upon our neighbours and communicate what is happening on the site as much as possible to remove any uncertainty neighbours may feel.

As you may know already, we are currently awaiting planning consent for our development proposals, submitted to Westminster City Council on the 15th September 2011. These proposals were displayed to the local community at two public exhibitions. Designed by architects Lifschutz Davidson Sandilands and Sheppard Robson, we propose a vibrant mix of uses, including

private and affordable residential accommodation, high quality offices and retail space, a publicly-accessible landscaped square, as well as provision of space for primary care and education facilities.

In advance of this, we recently received planning consent for a separate Enabling Works package, which commenced on 12th December. This covers preparatory works ahead of any future redevelopment of the site.

These works are explained as follows:

What are Enabling Works?

Enabling Works are preparatory works that will allow the developer to complete some works well in advance of what is expected to be a busy 2012, with activity relating to the Olympics and the Queen's Diamond Jubilee.

In summary, the works include:

- Site investigation, surveying and preliminary pile testing
- Excavation works to bottom basement levels
- Stabilisation works to perimeter, e.g. filling pavement vaults
- Formation of access ramps

Key dates – Enabling works

Site set up: 5th December 2011

Works start: 12th December 2011

Completion date: 30th April 2012

Duration of works: 20 weeks

Christmas / New Year shutdown

Activity is to cease on site during the following dates:

Friday 23rd December 2011 –

Thursday 5th January 2012

The coming month's activities

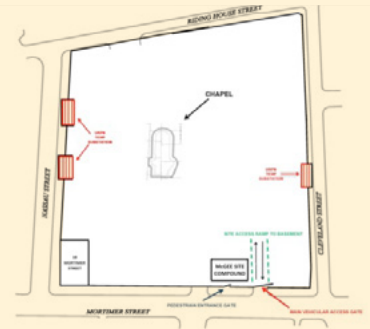
- Site compound area and a welfare establishment
- Site surveying and monitoring
- Removal of crushed concrete off site
- Test sheet piling works
- Chapel maintenance works



Start of the month



End of the month



Traffic Plan

The Development Team have been working with Westminster City Council (WCC) to agree the most suitable traffic plan for the Enabling Works. The following plans show that for the initial stages vehicles are to use the main roads and are to arrive from the western end of Mortimer Street via Portland Place and are to enter and exit the site from the same gate on Mortimer Street and then proceed directly east along Goodge Street and then exit north via Tottenham Court Road. This will minimise the amount of traffic on the predominantly narrow residential Nassau and Cleveland Streets and importantly minimise traffic in the vicinity of All Souls Primary School.

Impacts on Neighbours

On all our developments, we aim to keep disruption to the neighbourhood and surrounding area to a minimum, whilst also ensuring all the required environmental standards are met. In order to ensure that this development is carried out with minimal disturbance to our neighbours, we will:

- Install 6 noise monitors, 5 vibration monitors and 8 dust monitors in and around the site, which will assist in monitoring and reducing disturbance;
- Ensure our contractors are members of the national Considerate Constructors Scheme, which polices their working practices – for more information, please visit www.ccscheme.org.uk.

To allow us to keep as many neighbours informed as possible, in addition to this regular newsletter, Four Communications is compiling a database of neighbours’ e-mail addresses to enable us to inform you of any works that may cause disruption. We believe that the more neighbours we can keep informed the better, so we would urge you to encourage your neighbours to send their contact details to matt.richards@fourcommunications.com so that they can also receive these newsletters.

Contacting the development team

As well as receiving information, we believe that it is also important for you to be able to contact a member of the development team if you need to. We have employed a dedicated, full time, on site Community Liaison Manager, Marc Byrne, who is tasked with engaging with the neighbours and handling any queries or concerns you may have. Please do not hesitate to contact Marc, either on marc.byrne@mcgee.co.uk or **07867 806354**.

In the coming month, keep an eye on the site hoarding facing Mortimer Street for some exciting and interesting changes.