

Newsletter 3 – February 2012

Introduction

REDEVELOPMENT OF MIDDLESEX SITE APPROVED

Welcome to our third newsletter, designed to inform our neighbours of development activities on the above site. We hope you are finding these regular newsletters helpful.

We are now building up a good circulation list, but as always we are very keen to ensure that as many neighbours receive these newsletters as possible. If you are not receiving these directly and would like to, please contact Matt Richards on matt.richards@fourcommunications.com or **0870 626 9932** and provide him with your details. We can arrange for the newsletter to be emailed or posted.

Works summary

As you may have read in the press, planning approval (subject to completion of legal agreement) for the full redevelopment of this site was given to our proposed scheme on the 2nd February 2012 by Westminster City Council's Planning Committee. Works shall continue on site under our previous Enabling Works Consent (granted in December) through to April.

Naturally we are very excited about the prospect of bringing this unique site back to life and delivering much need housing (including affordable homes), community facilities, commercial office, retail and restaurant space and public open space.

To summarise, the current Enabling Works package consists of:

- Site investigation, surveying and preliminary pile testing
- Excavation works to bottom basement levels
- Stabilisation works to the perimeter
- Formation of access ramps

Key dates – Enabling works

Works started: 12th December 2011

Completion date: 30th April 2012

Duration of works: 20 weeks

This coming month's activities

- Sheet pile probing works and basement slab and foundations removal, north of the Chapel
- Install propping to sections of Cleveland St and Mortimer St
- Commence probing works to double basement section of Cleveland St and Mortimer St
- Continue with the removal off-site of the crushed concrete
- Temporary relocation of site vehicular access / egress to Cleveland St
- External repair to the chapel



Start of the month



End of the month

Impact on Neighbours

We have now installed all vibration noise and dust monitors both on and off-site. The report from our monitoring equipment shows that any noise and vibrations caused in the previous month were within acceptable levels, as set out in British Standards.

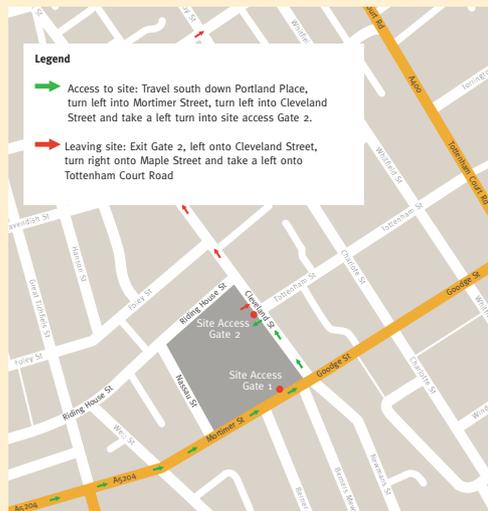
In the last month the contractors have had to break up and remove basement slabs and foundations, starting on the NW corner of the site and moving east along Riding House Street. They have encountered some enormous reinforced foundations that have proven very difficult to break up (pictured right). This has undoubtedly caused disruption to occupiers and residents in this vicinity. The next month will see this work continue east down Riding House Street and then down Cleveland Street.

We appreciate that this type of work causes noticeable noise. As such, we are running a programme of staggered pneumatic drilling periods to provide some relief to neighbours. These hours are currently:

- 8am – 10am - drilling
- 10am – 12pm - no drilling
- 12pm – 2pm - drilling
- 2pm – 4pm - no drilling
- 4pm – 6pm - drilling

There is no drilling on Saturday mornings.

Whilst we are doing what we can to reduce the noise and vibration caused by our work, we have received six calls from neighbours around the corner of Nassau and Riding House Street with regards to the level of noise. Marc Byrne, our Community Liaison Manager, responded to these callers accordingly. If you feel any impact, that you regard as unreasonable, please contact Marc, and he will assess the situation.



Temporary traffic route

Traffic Routes

You will have noticed that to date, access to and from the site has been solely via a gate on Mortimer Street. For the next month, work is required to be carried out around the Mortimer Street gate which prevents us from using this gate to access the site. We therefore temporarily need to utilise the gate on Cleveland Street, opposite Tottenham Street which also alters the traffic route (pictured left).

As this requires traffic to pass by All Souls School, we will be providing another traffic marshal, in addition

to the two that ordinarily man the gate. This traffic marshal will specifically manage pedestrian and road traffic during times that children, parents and teachers are coming to and from school. We are liaising closely with All Souls School to ensure this traffic management solution is satisfactory.

Condition Surveys

Our building surveyors, GIA, have been trying to contact all neighbouring property owners to carry out photographic condition surveys on their properties. To date we have inspected over half of the properties surrounding the site. We would once again encourage property owners to contact Chris Dowsing at GIA chris.dowsing@gia.co.uk or **020 7202 1467** to arrange an inspection. We will be covering the cost of this survey.