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NORTH MAYFAIR NEWSLETTER

December 2011

As part of Grosvenor's ongoing commitment to continue an open dialogue with the local community, we have now amalgamated our project updates into one newsletter. We will be issuing monthly newsletters as well as holding regular Open Forums for those residing and working in the area.



Works currently in progress at the junction of North Audley Street and North Row and at 8 Balderton Street.

NORTH MAYFAIR OPEN FORUM

The first monthly North Mayfair Open Forum was held at 8 Balderton Street on Monday, 12th December between 6pm and 8pm. The event was held to inform the public about the Coordinated Traffic Management Plan for North Mayfair.

The purpose of the Open Forums is to deliver an update on the public realm works and other Grosvenor construction projects that are ongoing in North Mayfair. They will provide an opportunity for those affected by the changes to ask questions and raise concerns, with Grosvenor and the

consultants and contractors. Grosvenor has been working with Westminster City Council on the introduction of a formal traffic management plan which is expected to be introduced in the New Year.

Temporary traffic orders displayed on signposts across the areas included in the plan will indicate when the traffic management plan comes into effect. This strategy was presented at the recent Grosvenor Open Forum and we believe that it has been received well.

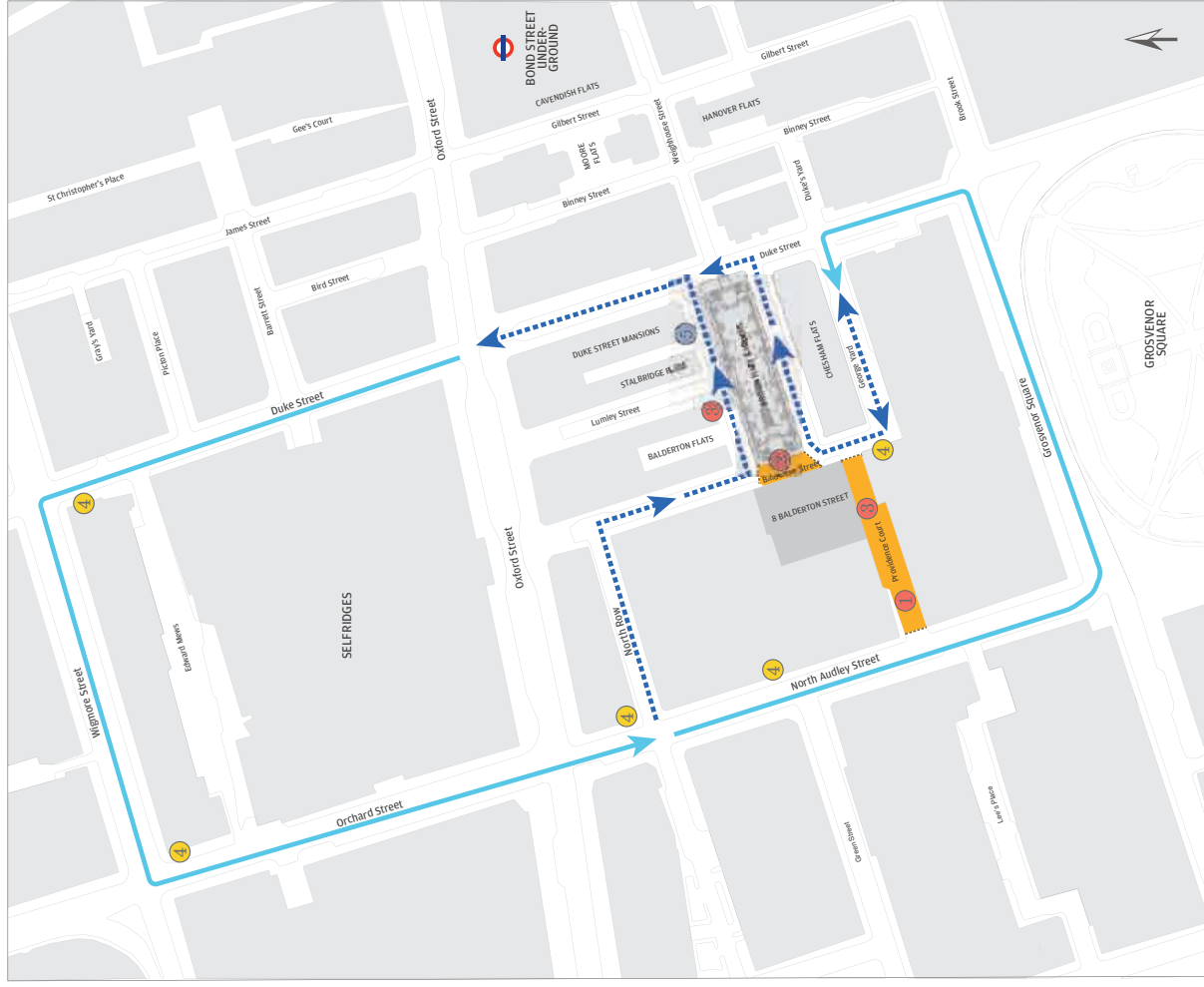


GROSVENOR

Creating Places for People



COORDINATED TRAFFIC MANAGEMENT PLAN



Proposed road closures and diverted traffic

Summary of Findings

Thirty people attended the Open Forum on 12th December and feedback from thirteen attendees was recorded. Out of the twenty-three comments received three were supportive, eleven expressed concern, five clarifications were requested and four suggestions were made.

The comments related to the following issues: the overall scheme; the proposed diversion; road closures; noise; parking; Brown Hart Gardens; other issues.

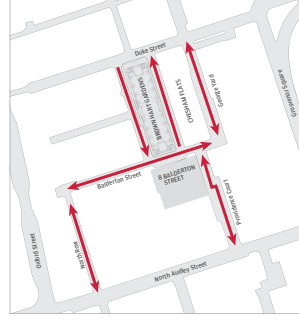
Two positive responses were received for the proposed diversion and closures, with one commenting that they would like to see the traffic management plan implemented as early as possible.

The majority of queries were in regards to the proposed

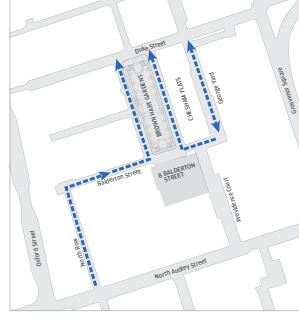
road diversion, with issues also raised about noise and the loss of parking bays. Queries about the diversion include the inconvenience caused by the additional travel distance, the increased presence of heavy vehicles and the potential for traffic congestion.

Constructive suggestions were also received that include making traffic two-way on Duke Street between Brown Hart Gardens and Grosvenor Square to assist vehicles wishing to travel westbound. And to make traffic two-way on the south side of Brown Hart Gardens.

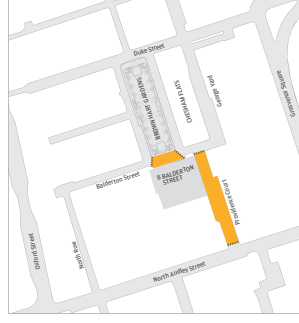
Further clarification was requested in regards to the road closures. Two attendees wanted to know whether Balderton Street needed to be closed in the evenings, and whether Providence Court could be open to resident through traffic.



Current traffic flow



Diverted traffic flow



Road closures:
8 Balderton Street - Jan 2012 to Jan 2014
Providence Court - Jan 2012 to Jan 2015

KEY

- Current traffic flow
- - - - One-way traffic flow
- Traffic diversion during works
- Road closures during works

- 1 Providence Court:**
Permanently closed except to occupants of Providence Court for access and servicing.
Maintained pedestrian access.
- 2 Balderton Street Compound:**
Permanently closed to traffic.
Permanently maintained pedestrian access.
- 3 Parking Suspensions:**
Two bays on the north side of Brown Hart Gardens and one bay on Providence Court will be suspended, subject to the issue of Temporary Traffic Order.
- 4 Traffic Diversion**
- 5 Direction of traffic on northern section of Brown Hart Gardens:**
Direction of traffic will be reversed. There will be no traffic access to Brown Hart Gardens from Duke Street.
Parking on southern section unaffected

Responses to queries and suggestions

Westminster City Council have been made aware of the issues raised at the Open Forum and these have been taken into consideration.



Engaging with the public at the December Open Forum

WHERE WE ARE NOW

8 BALDERTON STREET

Overview

Planning consent for the amended scheme was granted in early December 2011. The site set up is almost complete and full demolition will begin in January 2012 as reported in the November newsletter.

Providence Court

Façade retention works at 8 Balderton Street are now complete and temporary site offices are in place and will be occupied shortly.

A fully enclosed floral decorative screen has been installed around the perimeter of the construction offices facing onto Providence Court, to reduce impact on the street,

Temporary works to Balderton Street elevation

Temporary works piling has now commenced to provide ground capping beams to the new steelwork that supports the existing façade facing onto Balderton Street. The proposed structural steel towers are likely to be erected during the January period prior to commencement of the main demolition works in February 2012.

General works and noise management

Enabling works are expected to start in January. Scaffolding installation to the party walls on the north and west elevation of the existing building will also progress with all elevations receiving full protective monaflex sheeting and intruder alarms. We will operate a "2hrs on and 2hrs off" noise management system during demolition. This aims to minimise noise and vibration and to provide periods of quiet for stakeholders in and around the site.

Should there be any queries please contact:
Doug Willsher (Chorus Group) on 07525 198 407
Fiona Davies (Grosvenor) on 020 7312 6124

NORTH AUDLEY STREET PUBLIC REALM WORKS

The North Audley Street Scheme has progressed well over the last two months. The new granite table at the junction of North Row and North Audley Street has been completed and

North Row is now reopen to traffic. The pavement build-outs at the North Row junction have been completed, as have new surfacing and road markings on North Row to tie in with the new granite table. This phase has been completed ahead of schedule.

New kerbing and Yorkstone paving is being installed on the east side footpath from North Row junction to no. 15 and new kerbing is now in place from no. 13a to the junction with Providence Court. The new Yorkstone paving will be largely completed in these areas before the Christmas shutdown.

Planned works in January when construction works resume include:

1. Replacement of the old carriageway in the parking bays with new granite setts outside no.'s 14 to the Halifax Bank and no. 12 to the junction with Providence Court.
2. Replacement of footway with new Yorkstone paving outside no.'s 25 to no. 28.
3. Replacement of footway with new Yorkstone paving outside no.'s 35 to Lee's Place.
4. Trial holes will be drilled in January to determine suitable locations for new lamp columns and tree pits.

BROWN HART GARDENS

The planning application for the improvement to Brown Hart Gardens Deck is due to be considered by Westminster City Council in January 2012. We aim to commence works on site in February 2012 subject to planning consent. The works will take approximately eight months to complete. Westminster City Council has requested that further technical analysis of acoustic properties associated with events on the deck be carried out. As such we have withdrawn the 'events' use element of the application for the time being to enable this additional assessment to be undertaken. We have also revised the café and deck opening hours in response to queries from local stakeholders. The planning application has been amended to reflect that the deck and café will open at 8am and close at 7pm.

WHERE WE GO FROM HERE

Christmas Break

Construction works at 8 Balderton Street will cease between 23rd December 2011 and 3rd January 2012.

Construction works will cease on North Audley Street from Friday 23rd December 2011 to 9th January 2012. During this time all fencing will be removed from the footpaths along North Audley Street and they will be fully reopened again. Any incomplete works will be temporarily reinstated for this

period. A site compound will be retained on North Row, and a storage area for materials on the North Audley Street footpath south of the junction with Providence Court.

Open Forum January 2012

We would welcome your attendance at the next North Mayfair Open Forum, which will take place in January 2012 from 6pm - 8pm, venue to be advised.

