

Blenheim House Construction is delighted to be involved in the development of Walker's Court. It is our goal to complete the works in the shortest timescale and to the highest possible standard, whilst ensuring that disruption to our neighbours is kept to a minimum.

We realise that a certain amount of disruption is inevitable but we would encourage you to contact us should you have any concerns or queries regarding our works.

Contact details:

Site Enquiries:

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General Enquiries:

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Welcome to the first issue of our newsletter which will be produced on a regular basis to inform our neighbours of the works during the development of Walker's Court. The site is located either side of Walker's Court to the East and West, with Peter Street to the North and Brewer Street to the South.



The Project

The project is complex and will incorporate a variety of construction activities including some partial and some complete demolition, new build

construction, refurbishment and façade retention. The project will ultimately provide a new theatre, offices, retail facility and residential accommodation. Additional space and facilities will be created for incumbent tenants who will remain in occupation.

The project has been split into two phases:

First Phase

The first phase of the project will be to erect a pedestrian walkway to the North part of Walker's Court and erect a façade scaffold to No. 27 Peter Street, in preparation for the demolition of No. 27 and to the rear of Nos. 5 & 5A Walker's Court. The first phase of works to the area of No. 27 Peter Street involves temporary works and the works to the basement. This area will become the new theatre entrance with a lift and staircase serving the various floors. (The construction of the structure will take place in the phase two works.)

The area to the rear of 5 & 5A Walker's Court will become the new toilet areas serving 'The Box' nightclub. Works here will involve demolishing the existing structure, piling, drainage, new ground floor slab and new steel frame construction. Once this has been completed, the envelope and finishing trades will sequence through the build process.

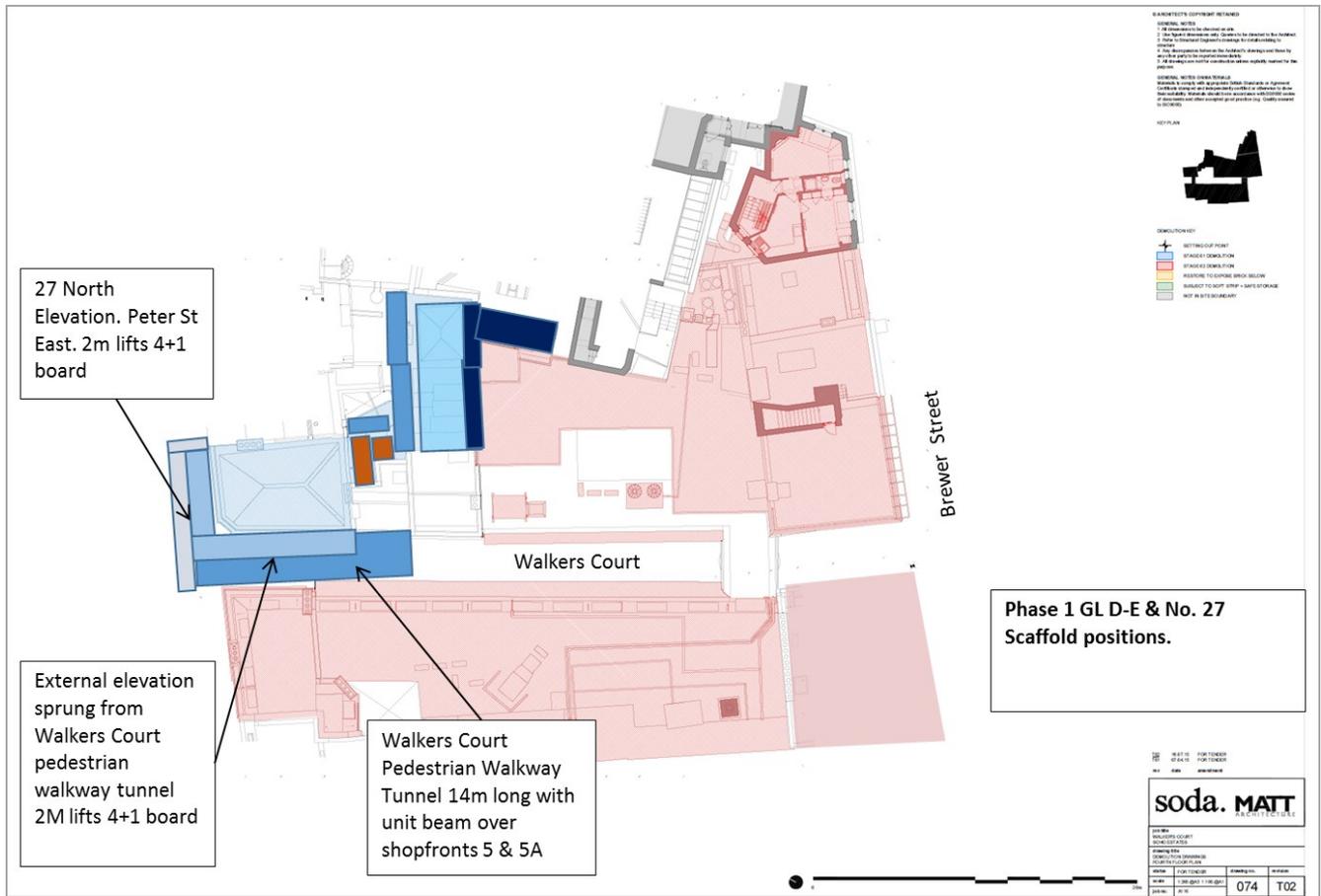
We envisage the works commencing in early September 2015 and completing around June 2016.

Second Phase

These works will be the total redevelopment phase of the build and will commence in June 2016 and complete around June 2018.

Once the new toilets and VIP area are complete in the 'Box' nightclub, the West side will be demolished and the new structure commenced. As with the works to the East side of Walker's Court and Brewer Street, two façades are retained on Brewer Street. On these properties, the temporary works will be provided within the building footprint and the new structure will be coordinated around the temporary works. The new works will involve constructing an additional floor on the East side as well as an additional floor to the Brewer Street elevation, albeit one floor level will be removed in the demolition stages.

Phase 1 Scaffolds Drawing



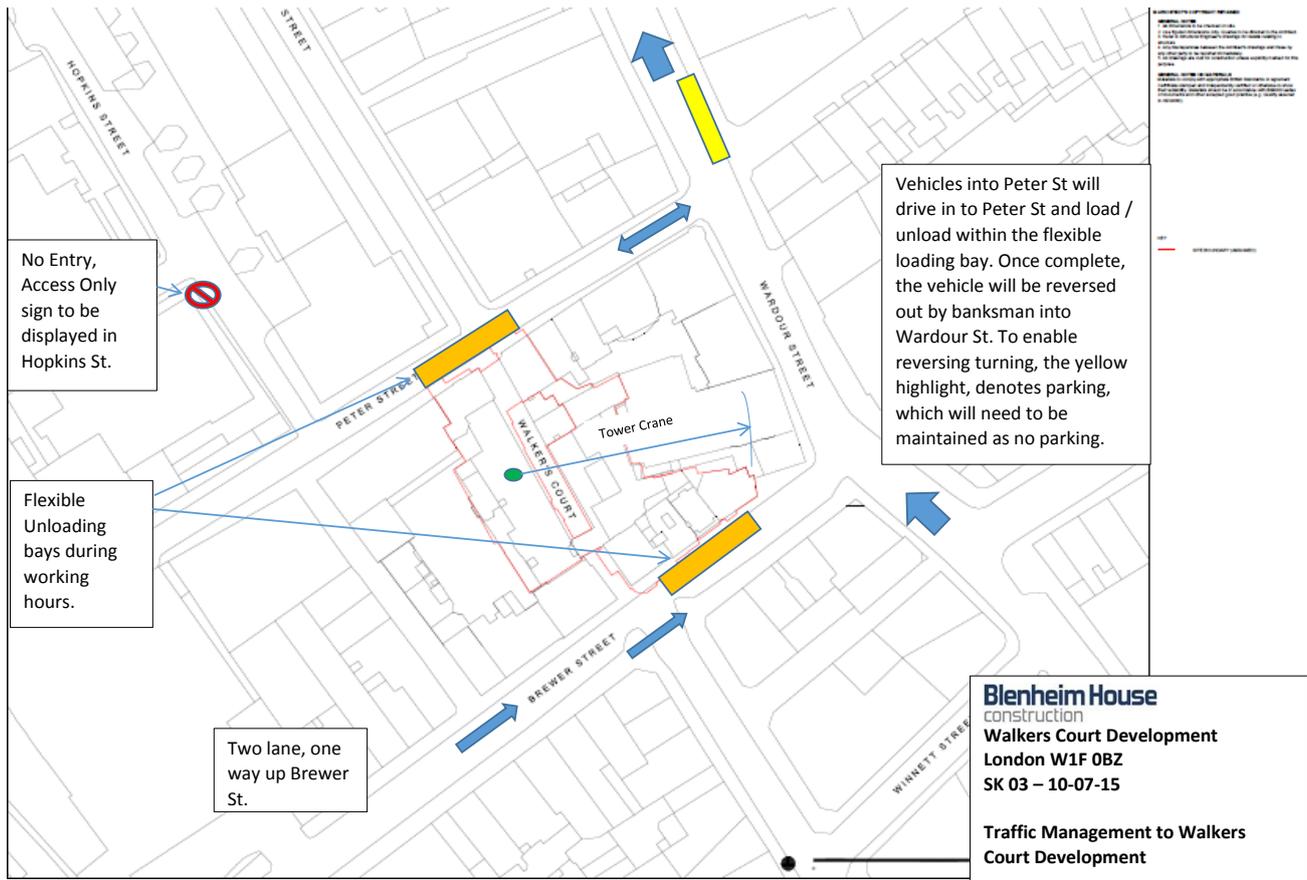
Access

Access to the site will be from Peter Street and later from Brewer Street. The hours in which vehicles will arrive and depart will coincide with site working hours which are from 8am until 6pm Monday to Friday and 8am until 1pm on Saturdays, in accordance with the guidelines laid down by Westminster City Council.

A flexible road closure will be in place for the duration of the works outside the site frontage of Peter Street and a flexible loading bay will be in operation in Brewer Street, such that the traffic in Brewer Street can be reduced from two lanes to one lane, ensuring traffic movement at all times.

Please see the Traffic Management Plan diagram overleaf.

Traffic Management Plan



Hoarding

A 2.4m high painted timber hoarding will be erected to the perimeter of the site with top and bottom painted timber trim. Appropriate lighting and baulk timbers will also be installed. The hoarding will be located on all accessible boundaries to the site. Hoarding will be erected on an inside scaffold standard and will follow through the pedestrian walkway through Walker's Court. The pedestrian walkways will be soffit lined painted white.

Parking

On-site parking for staff and operatives will not be available on this project. We shall encourage our subcontractors to have tools and materials delivered to site and for operatives to use public transport.

Liaison

We are working with Comm Comm UK for community liaison. We have an open door policy with regard to interaction with neighbouring premises and are happy to receive telephone calls regarding any site based activities. All other enquiries should be directed to Jessica Stewart at Comm Comm UK, whose contact details can be found on the first page of this newsletter. At regular intervals throughout the project, we will distribute an updated newsletter detailing the nature of the works being carried out and future major work operations.

Contact names and numbers for the site will also be posted on the hoarding in line with the requirements of the Considerate Constructors Scheme.

Although brief, we trust that this newsletter has been informative, and has given you an insight into the planned works.

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