



# Parsons North Development

Osborne has been selected by Westminster City Council as the principal contractor for the development of Parsons North, and works are due to start very soon.

In collaboration with Newman Francis, we will produce regular newsletters to ensure that all residents and local businesses in proximity to the project are kept up to date on progress and upcoming works.

## Overview

The redevelopment works will include:

- Removing the podium car park next to Parsons House
- Building a new six storey block of 60 flats (41 for private sale and 19 affordable)
- Providing retail space along Edgware Road
- Creating a new basement car park
- Carrying out all associated landscaping, improving the green areas and pruning trees
- Improvement works to the entrance of Parsons North
- Relocating the recycling centre

## Timeline for the initial works

- Site establishment and perimeter hoarding - December 2018
- Tree protection and pruning - January 2019
- Utility service diversions - January 2019
- Removal of car park starts - February 2019
- Main construction works are currently due to start in April 2019

## Newman Francis

Newman Francis are an independent team of community engagement advisors working in collaboration with Westminster City Council and Osborne.

Curtis Donovan will be the Public Liaison Officer (PLO) on the project and will be based on site, full time from the New Year. You may also see other members of Newman Francis from time to time.

We will be carrying out a short survey with all residents in Parsons House to introduce ourselves, find out about any special requirements you have and how you would like to receive information.

We will also need to know if you have gas supplied to your home, as this will need to be shut off for half a day in January and we may need access to your property to get rid of any visualisation of proposed development air locks.



City of Westminster



# What to Expect

## Working hours

Works on site will be carried out Monday to Friday between 8am and 6pm. Some weekend work may also occur on Saturday between 8am and 1pm. We will let residents of Parsons House and others nearby know when this will take place.

## Access

Secure hoarding will be erected around the site, initially surrounding the existing basement car park area. The Hall Place and Crompton Street pavement adjacent to the site will be closed whilst the surrounding roads will remain open.

## Deliveries

There will be lorries delivering to site weekdays between 8am and 6pm. Delivery vehicles will access the site via Hall Place where there will be a Traffic Marshal at the vehicle gate.

## Parking

We have done as much as possible to reduce the impact on the highway and are reviewing the site set up with the Highways Officer. We intend to suspend eight parking bays on Hall Place, adjacent to the site to create a material unloading bay. There will be no on site parking available and the workforce will be encouraged to use public transport.

## Noise and dust

Before work starts on the new block the podium car park will need to be demolished, which will take up to ten weeks. To minimise disruption the podium will be damped down with water, significantly reducing airborne dust, and noise levels will be monitored by a specialist consultant to ensure that they are kept at a reasonable level.

## Trees

We are currently liaising with Westminster Council's Tree Officer and TfL to finalise approval for the tree pruning. This will create additional space to carry out the construction works.

## Training & Employment Opportunities

Osborne and its contractors will be looking to provide jobs, apprenticeships and work placements for local people.

If you are interested in working in the construction industry, whether on site, in the office or providing support services, please get in touch. There will be opportunities for those with experience and those just starting out.



## Contact Us

Construction can be a noisy and disruptive process, however, we will minimise disruption as much as possible. Regular updates will be issued, detailing the current works and how it might impact you.

You can get in touch with us anytime if you have any concerns or questions. Please see right for contact details.



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