



Pembroke Park (Formerly RAF Eastcote) Progress Report August 2010

The following is based on our regular meeting with the site manager of the Developer George Wimpey, part of TaylorWimpey (TW).

Please circulate this update to your neighbours. If you know of any neighbours or local residents who would like an email of this monthly update please send us their email address.

Progress at 20th August 2010

General

The site is divided into a northern and a southern section by a fenced public footpath.

There has been rapid progress since the last report and building construction is now well underway in the northern section and most buildings are substantially complete in the southern section.

Repeat from last report due to no change :- (The situation with regard to the possible transfer of part of the northern site to Bellway Homes (53 flats/houses) planned for November 2009 still remains unresolved and thus no work has started in this area by Flag Walk and Azalea Walk).

For the proposed application by Taylor/Wimpey, for an increase in the number of units on the site by a further 15 units, the first application for one extra house has been lodged (please see Application No 10189/APP/2010/1100 on the Hillingdon Planning Website). This application replaces a proposed detached house facing onto Kent Gardens with 2 semi-detached houses. Further parts of the whole application are with Hillingdon but await further details before listing by Hillingdon Planning Department.

The only general complaints/queries received since our last report (which we are aware of) related to:-

- The continuing ERA complaint to Hillingdon Council that work is underway on fencing the main public footpath without clear plans of how it will become the proposed 3 metre wide, lighted and secure footpath/cycleway. This is still not resolved although it has been raised to the highest level in Hillingdon Council.
- Incorrectly positioned of 5 new trees by the footpath behind 77/79 The Sigers - Contractor has agreed to re-site in the correct locations.
- Excessive traffic on Lime Grove this has almost stopped now that work is concentrated in the northern section of the site and the site office compound, concrete silos, material stores, etc have been moved into northern section to an area near block C by High Road Eastcote and behind New Cottages. Access to these areas is via Eastcote Road.

Three different road works are planned on Eastcote Road near the Visitors Centre but the timing is dependent on not blocking the entrance to the Visitors Centre. .

- Three Valleys/Balfour Beatty for the gas/water authority to connect the site mains to the mains on the north side on Eastcote Road. This work is planned for the weekend 21st/22nd August and we believe local residents have been informed by mail shot.
- Road works for the zebra crossing and entrance road is likely to commence soon and could cause congestion on Eastcote Road (i.e. a recent example was the new crossing, nearby, at Hume Way)
- Everyone will be aware of works in the Eastcote/Ruislip area on relining/renewing the trunk gas mains in the area. This main passes through RAF Eastcote from Eastcote Road to Lime Grove.
- The missing give way sign in Kent Gardens, where it joins Lime Grove/Flowers Avenue should be installed next week

Northern Section (from Eastcote Road to the central public footpath)

- Construction work is now in full swing on all of the 36 affordable and shared equity houses in the northern section - Block E (plots 225-235) behind Spring Drive - roof truss level, houses on plots 253 to 258 and block F (240-252)- second floor level, and the houses on plots 236 to 239, behind Flag Walk -1st Floor level.
- Construction is continuing on the houses in the main crescent road (Flowers Avenue) starting from plots 338 to 345 and 284 to 277(with 282 being a show house). Planned work on the basement car park of the large block of flats, block V, (plots 350 to 375) near the footpath and Highgrove House did not start, as expected, in July due to design delays. The start is now expected in October.
- Due to the siting of the Visitors Centre and with the site compound moving to the area, work on block W on the Visitors Centre site and Blocks A1, C & D behind Pretty Cottages (near Fore Street junction) will all be delayed for some time.
- The missing footpath diversion signs should be installed next week (footpath diverted from behind 200 to 206 Eastcote Road to the new access road). It will later be divert to meet the new zebra crossing on Eastcote Road

Southern Section (from Lime Grove/Kent Garden to the central public footpath)

- Work on all plots except plots 1 to 4 on Kent Gardens (see below) is well underway with most properties complete or substantially complete except blocks H1, H2 and J, by the footpath, which are underway.

The following plots are now occupied:-

- 5 to 17 behind Kent Gardens
- 30- 36 near Lime Grove entrance
- 126-130, 132-134, 181 to 198 behind Deane Way

Occupation in September:-

- 82 to 92 backing onto the footpath
- 147 to 166 in the central area

Occupation of the Housing Association properties has not commenced as planned due to

delays in handover between A2 Dominion (the Housing Association) and Taylor Wimpey. These are Block U (plots 199-203), plots 109 -125 behind 15 to 25 Deane Way and 25-55 The Sigers, Plots 93-108 behind 57 to 79 The Sigers and along the footpath near 34 to 36 Azalea Walk and Block R. All are substantially complete.

Basic work on the Community Hall in Block M is complete but Hillingdon Council still appear to have made not proposals/decision of how this is to be fitted out.

Work on the adjacent central play area/central green (Enigma Square) is underway and all work landscaping, grass, trees, etc should be finished by the first week in September. However the central specialist play area is unlikely to be complete for several months.

It is now planned that all work in the southern section will complete this year except plots 1 to 4 and perhaps finishing works on block H1 by the footpath. It is now proposed that the visitors centre on Kent Gardens will be removed by the end of the year and work will start on the houses on plots 1 to 4 on Kent Gardens (possibly 5 houses €"see previous page)

Any complaints about things happening on or near the site - contact the Site Manager Mark Leahy on 0208 866 4012 or mobile 07906 586189(emergency use only) and let Chris Groom-ERA (tel: 8866 0985) know the details by phone or email.

The next report will be in October