



## Pembroke Park (Formerly RAF Eastcote) Progress Report June 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 18th June 2010

#### General

The site is divided into a northern and a southern section by a fenced public footpath. Steady progress has been made since the last report and building construction is now well underway in the northern section and many buildings are substantially complete in the southern section. 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. The proposed application by Taylor/Wimpey for an increase in the number of units in the site by a further 15 units has still not been listed as accepted by Hillingdon Planning Department for planning approval but Wimpey confirm that an application has been lodged and further details have been requested by the planning department.. The only complaints/queries received since our last report (which we are aware of) related to:-

- Continuing use of Lime Grove by heavy lorries - this should reduce next month and almost cease by August- see later in report
- Fine dust/dirt on Lime Grove and dust from works in northern section. Contractor is using a sweeper and a water bowser but has promised more action.
- The screening trees at the rear of 15 to 41 Deane Way mentioned in last month's report have been planted.
- 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 - Hillingdon have still not resolved this problem - action still awaited

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.
- Road works for the zebra crossing and entrance road, probably by Hillingdon Council. .
- As previously reported various works in the Eastcote/Ruislip area on relining the trunk gas mains in the area. This main passes through RAF Eastcote from Eastcote Road to Lime Grove. This is not connected with the Taylor Wimpey site development.

Both site accesses; Eastcote Road and Lime Grove are now being used for construction traffic. Work is starting next month to move the site office compound, concrete silos, material stores, etc out of the southern section into the northern section to an area near block C by High Road Eastcote and behind New Cottages. From August most construction materials and traffic will enter the site from Eastcote Road

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

Construction work is underway on all of the 36 affordable and shared equity houses in the northern section. Behind Spring Drive, Block E (plots 225-235) is at first floor level and work is underway, on the houses on plots 253 to 258, and block F (240-252) and the houses on plots 236 to 239 behind Flag Walk. Work is still in progress to eradicate Japanese Knotweed on plot 236 behind 2/3 Spring Drive. There are no further tree removals planned in this area and one additional pine tree has been left at a neighbour's request.

Construction has started on the houses in the main crescent road (Flowers Avenue) starting from plots 338 to 341 and 281 to 284 (with one being a show house) in the south of the area moving north towards Eastcote Road with all houses on plots 338 to 349 and 259 to 284 starting soon. Work on the basement car park of the large block of flats, block V, (plots 350 to 375) near the footpath and Highgrove House is expected to start in July and take up to 15 months to complete.

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.

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

Work started on blocks H2 and J by the central footpath since our last report and the only plots with work not started in the southern section is block H1 (plots 71 to 81) which is expected to start this month.

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 therefore further occupations have been limited to the private housing backing onto Deane Way or by block R.

- 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 are all substantially complete but not handed over as planned to A2 Dominion (the housing Association) due to completion problems.
- Plots 126-130 & 181-188 - behind 27 to 43 Deane Way -partly occupied, all reserved.
- Completion for block K-July and block Q-August
- Plots 82-92 along the footpath - August

The large metal chimney (6metres above the building) on Block R presently clearly visible will be clad this month.

Basic work on the Community Hall in Block M is complete but Hillingdon Council still appear to have made no proposals/decision of how this is to be fitted out.

After the site office has moved to the northern section by August the central play area/central green (Enigma Square) will be landscaped.

It is planned that all work in the southern section will complete this year except perhaps block H1 by the footpath and also plots 1 to 4 on Kent Gardens -show home area which will probably be built next year.

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 early August

Chris Groom