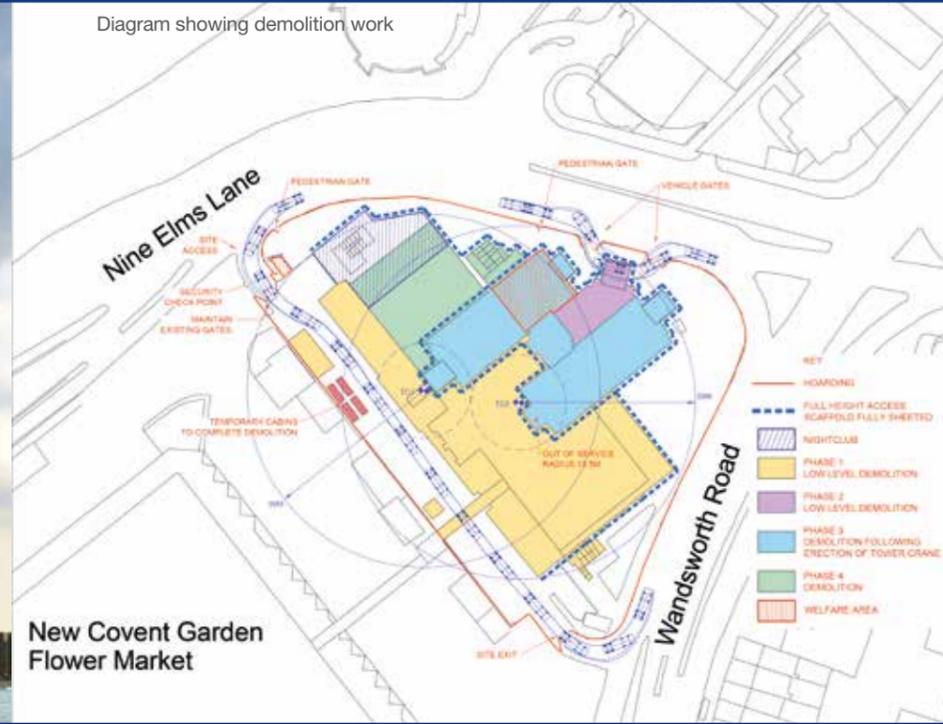


One Nine Elms

March 2014



Redevelopment proposals



Demolition & construction liaison meeting:

We would like to invite you to attend our first demolition and construction meeting at **6.30pm on 18th March in the Market Towers building**, where you will have the chance to meet our contractors and discuss the works that are due to take place in the coming months.

If you would like to attend the liaison meeting please email onenineelms@cascadepr.co.uk

Dear Neighbour

I am writing to you on behalf of the new owners of the One Nine Elms development (on the site previously known as Market Towers).

In October 2012 planning consent was granted to Green Property Ltd, the previous owners, to demolish the existing buildings and replace them with two new towers containing a mix of residential apartments, office space, retail and a hotel.

In November 2013, Dalian Wanda, one of China's leading commercial development companies, completed the purchase of the site from Green Property with the intention of building the One Nine Elms scheme.

In order to develop the scheme, we have submitted an application to London Borough of Wandsworth to make a few amendments to the consented proposal. Most important of these are improvements to the proposed hotel element of the building which will enable Dalian Wanda to open one of its luxury brand 5-star hotels - the first of its kind in Europe.

Core elements of the consented building such as the height of the two towers are not being changed as part of this application. The details of the proposed amendments are listed overleaf and can also be viewed on our website www.onenineelms.co.uk.

We have appointed a demolition contractor, McGee Group Ltd, who have recently begun preparatory works on the Market Towers buildings. Details of the demolition programme are included in this newsletter.

Dalian Wanda is very excited to be part of the Nine Elms regeneration project and is keen to begin work as soon as we are able. We want to foster a close working relationship with the community and will remain in contact with regards to our progress.

Yours sincerely

Mr Lizhou Zhang
Managing Director - UK
Wanda One (UK) Limited

Demolition and construction

Preparatory works for the demolition of the Market Towers building began in February, the demolition process is expected to be completed by the end of the year. We have included details for our demolition contractors, McGee, as well as working hours and details for contacting us during the demolition process.

Once demolition is complete, subject to receiving consent for our amendments to the plans, we hope to begin construction in January 2015. The building is expected to be completed in 2018. The site forms part of the wider Nine Elms on the South Bank regeneration area and we will put in place a detailed construction management plan to deal with important issues such as working hours and lorry movements.

McGee Group Limited (MGL) has been appointed as the contractor for the soft strip, and the full demolition of the property.

The site project manager for McGee will be Paul Busby and Mark Byrne is neighbourhood liaison contact for the project.

Every effort will be taken during the works to keep noise, dust and vibration to a minimum and this will be monitored by the site team during the works. Acoustic sound blankets will be used to reduce noise levels from the demolition machinery. Hydraulic munchers will be used in place of breakers where possible to minimise the noise as much as possible.

Planned Works

- Hoarding will be erected around the perimeter of the site. (See site plan above)
- Perimeter scaffolding will be erected and a loading gantry will be constructed inside the footprint of our site to remove the soft strip material to awaiting lorries
- Commence soft strip inside the building. This means all the internal fittings and fixtures, partitions, suspended ceilings and floor coverings will be removed from site
- Soft strip material will be removed by lorries accessing the site travelling west on to Nine Elms Lane to turn left into the site access road. When leaving the site vehicles will turn left and enter Parry Street travelling north, then join Wandsworth Road and travel north to their onward destination
- Prepare for demolition works and installation of tower crane
- Commence demolition works



Summary of changes in our planning application:

- Removal of office floorspace and enlargement of the hotel
- Redistribution of residential and hotel uses
- Reduction in the height of the podium building from 43m to 29.5m
- Removal of the high level 'Skybridge' and redistribution of leisure facilities within the podium building
- Re-articulation of the top of the towers
- Refinements to the external appearance of the towers whilst retaining the dominant vertical expression
- Minor changes to the footprint of the towers and podium
- Redistribution of residential amenity areas within the scheme
- Increase in the size of basement level 2 from 11,331 sqm to 12,627 sqm
- Reconfiguration of site access, servicing and drop-off arrangements to improve conditions for pedestrians using Nine Elms Lane
- Landscaping strategy has been revised to better respond to the proposed linear park and the reconfigured access and drop-off arrangements
- Small increase in the number of car parking spaces from 109 spaces as approved to 124 as proposed

Considerate Constructors Scheme (CCS)

The site has been registered with the national CCS scheme. As part of this initiative, we keep in regular contact with our neighbours, provide regular updates on progress, inspect the site hoardings regularly and keep the appearance of the site clean and tidy.

www.ccscheme.org.uk

E: enquiries@ccscheme.org.uk

Site Working Hours

General site hours:

08.00 to 18.00 Monday to Friday

08.00 to 13.00 Saturday

Our noisy operational hours on site will continue in accordance with Industry best practice.

These are 08.00 to 10.00, 12.00 to 14.00 and 16.00 to 18.00.

For all enquiries please contact:

T: 020 7871 3565

E: onenineelms@cascadepr.co.uk

Write to us:

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