

Dear Neighbour,

Welcome to the introductory community newsletter from Vabel, for the redevelopment of 28 - 34 Queensway, an exciting addition to the neighbourhood.

THE DEVELOPMENT

In 2022, Westminster City Council approved the mixed-use development at 28-34 Queensway and Olympia Mews (ref 18/09727/FULL) as part of the wider Queensway Estate redevelopment.

Following this Vabel has purchased the site and has submitted a Section 73a application to make improvements to the 2022 consented scheme. The improvements relate to improving the quality of the accommodation, energy efficiency and urban greening.

Further information about the proposed changes can be viewed via the project website:
www.28-34queensway.co.uk

As the intention is to only make amendments to the 2022 consented scheme, the Vabel team are eager to begin progressing the development.

The existing permission has discharged conditions and as such, we will begin the demolition process on this basis.

This newsletter, along with a number of other engagement activities, is designed to keep the local community up to date with demolition and construction activity as well as give you the chance to provide comments and feedback on our activity

Although we recognise that all development comes with an element of disruption to neighbours and the community, our intention is to minimise disruption and work in partnership with our neighbours.

HAVE YOUR SAY

The first Community Liaison meeting was held at the Grand Royale London on Thursday 2nd November. Several residents, and representatives from Residents Associations, attended the meeting.

Vabel delivered a presentation which illustrated the scope of work, working hours and key dates, before a Q&A Session.

The team will schedule further Community Liaison meetings. If you would like to attend these and would like to receive invitations and newsletters by email, please provide your email address by the contact details below.

In addition to this, we will let you know about the progress of the development through advertising in the SEBRA Magazine, and letter drops as required where adverse changes to the site are planned.

We are also keen to hear directly from you about our proposed activity. This includes your thoughts on when noisy or disruptive works should be avoided; and if there are any neighbours who are vulnerable or may have specific needs that we need to be aware of.

CONTACT US

Should you have any questions, concerns or complaints between Monday - Friday 9am - 5pm, please do not hesitate to contact us.

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SITE LOGISTICS

The site is in the process of being set up on the Considerate Constructors Scheme. As part of this initiative, we are committed to making regular contact with all our neighbours, providing regular updates on the project, and ensuring that the site and hoarding is kept safe, clean and tidy at all times. Other measures include:

- Pedestrian access and circulation on Queensway prioritised and uninterrupted through the introduction of a gantry over the public footway
- Deliveries and service vehicles to utilise the designated loading bay on Queensway and off-street site access to the rear
- Uninterrupted vehicular and pedestrian access to Q-Park and Consort House service yard
- No deliveries between 8-9 am
- LGV and HGV routing being developed with Westminster City Council and are to be enforced as approved throughout construction
- Site dust and noise monitoring in place throughout construction

SITE PLAN



WORKING HOURS

08:00 – 18:00 Monday – Friday
08:00 – 13:00 Saturday No works Sunday

No Saturday works throughout Demolition & Groundworks phases to minimise disruption

SCHEDULE OF WORKS

The commencement date for the demolition stage will be the 20th November 2023. Works onsite from this date through to February 2024 will include:

- Site Establishment
- External hoarding and securing the site
- Internal Soft Strip of Buildings
- Scaffold Erection
- Mechanical demolition of consented buildings



Existing buildings



CGI of Proposals