

NAPIER PARK • LUTON

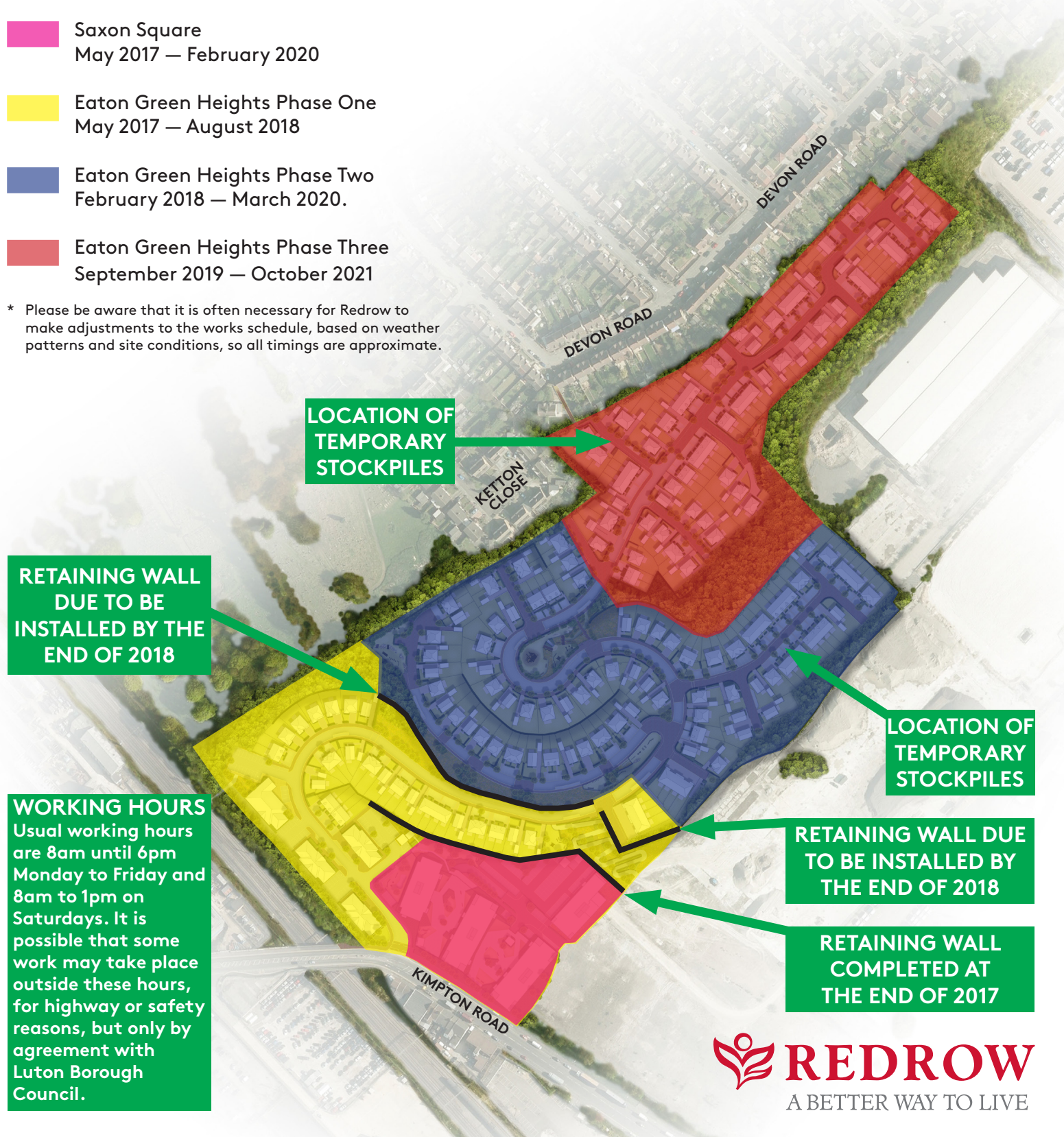
Development Update

JANUARY 2018

In December 2016, Redrow Homes secured consent from Luton Borough Council to deliver 520 new homes as part of the major Napier Park regeneration scheme. With groundworks well underway, we thought it would be helpful to provide some more information about the likely build programme. In order to manage the construction process and reduce the impact of building works on neighbouring residents, the development will be delivered in four phases as set out below.*

-  Saxon Square
May 2017 — February 2020
-  Eaton Green Heights Phase One
May 2017 — August 2018
-  Eaton Green Heights Phase Two
February 2018 — March 2020.
-  Eaton Green Heights Phase Three
September 2019 — October 2021

* Please be aware that it is often necessary for Redrow to make adjustments to the works schedule, based on weather patterns and site conditions, so all timings are approximate.



RETAINING WALL DUE TO BE INSTALLED BY THE END OF 2018

WORKING HOURS
Usual working hours are 8am until 6pm Monday to Friday and 8am to 1pm on Saturdays. It is possible that some work may take place outside these hours, for highway or safety reasons, but only by agreement with Luton Borough Council.

LOCATION OF TEMPORARY STOCKPILES

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RETAINING WALL DUE TO BE INSTALLED BY THE END OF 2018

RETAINING WALL COMPLETED AT THE END OF 2017

MANAGING THE CONSTRUCTION PROCESS

All major construction projects have the potential to generate a certain amount of noise, dust and vibration. Before we were given permission to build new homes at Napier Park, Luton Borough Council required us to submit and seek approval for a detailed Construction & Environmental Management Plan (CEMP). This sets out how specific construction activities will be carried out, to minimise impact on neighbouring residents. Typical mitigation measures include restricted parking and material deliveries, dust monitoring and suppression, and road sweeping and wheel cleaning.

Although the development is not expected to create excessive levels of noise and vibration, our site team is committed to careful monitoring and supervision of all activities throughout the construction process.

EARTHWORKS AND TEMPORARY STOCKPILING

Conditions on the Napier Park site are challenging, with significant slopes and level changes. Extensive earthworks are required to allow us to prepare the foundations for the new buildings and also to enable the installation of retaining walls. We have created some temporary stockpiles of materials that have been excavated from the southern part of the site, which will be reused as the project progresses.

We hope residents will understand that it is more sensible and less disruptive to retain the excavated earth on site, rather than use heavy vehicles to remove it, only to return it later. The existing stockpiles are unlikely to increase in size and will decrease gradually as earth is reused to backfill the retaining structures.

We are not only required to excavate the site to prepare foundations for the new homes, but also need to remove some existing structures that are located below ground. Some of the existing foundations, which relate to previous uses of this brownfield site, are up to seven metres below ground – necessitating deep excavations in some areas.



SITE LEVELS

Although we are increasing ground levels in some areas whilst earthmoving work is taking place, the finished ground levels and heights of new buildings have been agreed with Luton Borough Council and they will accord with the levels set out in the planning consent once the development is completed.



PILING

We recognise that piling can be one of the noisiest activities associated with building sites, but we are using piling methods which generate the least possible noise and vibration. Rather than mechanically driving piles into the earth, sheet piles will be hydraulically pressed into the ground. We also use CFA piling rigs, which excavate holes and inject concrete to fill them.

Due to the phased construction programme, piling will take place at different stages throughout the project – generally during the morning and rarely on Saturdays.

NEED TO KNOW MORE?

If you have any general enquiries about Redrow's building works at Napier Park, please contact Planning Potential on 020 7357 8000.

Email: napierpark@planningpotential.co.uk

Further details and updates can also be found on: www.redrownapierpark.co.uk

If you need to contact Redrow's site team directly, please call: 01582 788542.



All photographs and drawings in this newsletter are provided for illustrative purposes only.

