

To the Householder
Please Open
IMPORTANT INFORMATION
On The Carriageworks and
Westmorland House

7/11/17

Important information about the Carriageworks and Westmorland House

Dear Resident

I have been asked by The PG Group to act as their community liaison the demolition and build contract for Westmorland House and the Carriageworks. My name is Jenny Gee.

This letter is a brief introduction to me, The PG Group Ltd and the contractors who will be on site during the initial development. As immediate residents we appreciate that you may have some very specific questions for us to answer. We are committed to openness and transparency.

There has been a lot of very good liaison work with the local communities undertaken by the Carriageworks Action Group (CAG). We intend to build on this, and are already working alongside CAG.

It is the intention of the PG Group to build the granted planning permission without making any substantial changes. Whilst this is an exciting development, the entire team is aware that developing Westmorland House and the Carriageworks is not without its challenges. Making sure local residents and businesses know what we are doing and when, will help avoid unnecessary stress for us all.

In this letter we have included a brief outline of the initial works that will take place from now until Christmas. We will then update you on a regular basis as the site work is finalised.

This letter also explains who the project team will be and outlines anticipated timings for starting on site. If you have any questions, please don't hesitate to contact me and I will do my best to find answers for you – contact details are shown at the end of the letter.

1 The project teams working on Carriageworks and Westmorland House:

You may have already met some of the team at the community meetings arranged by the Carriageworks action Group. If not – here we are:

THE PG GROUP – SITE OWNER AND DEVELOPER: Bristol based PG group Ltd has been involved in a number of high quality developments around Bristol and have created a number of enduring developments that local people are rightly proud of. You can view these projects at: www.thepggroup.co.uk

The PG Group team for this project will be:

Stuart Gaiger – Managing Director

Sam Woolcott – Project Manager

Greg Gaiger – Project Manager

BRAY AND SLAUGHTER – PRINCIPAL CONTRACTOR: Bray and Slaughter are also Bristol based and have over 117 years of specialist experience including Heritage, Conservation and Residential sectors so they understand the exacting nature of work each of these sectors requires. They are also very aware of the location of this site, within a busy area and will aim to run the project with the utmost consideration for local residents and businesses. Safety will also be of paramount importance. In addition to constructing the project, B&S will also be responsible for meeting the Employment Planning Condition and will be looking for local people to fill the Apprenticeship Scheme places on the site.

The Bray and Slaughter team for this project will be:

Grant Jefferies – Managing Director

Matthew Cooper – Operations Director

Andrew Evans – Contract Manager

2 The time schedule

OCTOBER 2017 – As you will know the site was vacated on 8/10/17. Over the past few weeks The PG Group has worked toward taking Vacant Possession of the site, which should be finalised this week. Until then, 24/7 on-site security will be the responsibility of Comer Homes. The PG Group has been given permission to access the site to undertake necessary surveys in order to move the project forward.

Once Vacant Possession is finalised, responsibility for security will be taken over by The PG Group who will then be the legal owners of the site. Site set up teams will begin securing and preparing the site for demolition and build programmes to commence. This involves securing the site, setting up on-going security, Health & Safety Considerations and welfare requirements.

Time required: 2-3 weeks.

NOVEMBER 2017 – On or around 14/11/17 PG Group should receive approval of the amendments to various planning conditions, which CAG has been fully involved with and which have been shared on their web site. This also has to dovetail with a not inconsiderable amount of legal work to make sure appropriate licences have been obtained and all the conditions of planning have been met.

3 Demolition

The PG Group aims to start the demolition in the New Year. The demolition contractors are only now able to access the site and carry out their surveys, which has caused some delays. The plan is to commence demolition January 2018, but this has still to be confirmed. The build programme start date will be delayed until March/April 2018, but now PG are able to access the site they will be able to finalise the timing more accurately.

4 Plans for community liaison:

- There will be regular community meetings, some shared with CAG.
 - Letters, such as this one, will be delivered house to house to residents and businesses updating the scheme progress.
 - There will be more detailed quarterly updates to maintain communications
 - An on-site noticeboard will be updated by Bray and Slaughter to share daily/weekly on site activities especially those that impact on local residents/businesses
 - A dedicated web site – www.consultingyou.co.uk/carriageworks is live and will stay online during the duration of the build programme. This will share general information, demolition and build programmes, traffic management plans and site progress. Residents can register online to receive email updates, ask questions and report concerns through this site.
 - We are also keen to find opportunities to talk with local groups interested in learning more about the site and its progress.
-

5 Appointment of Party Wall Surveyor for all adjacent properties

PG Group's Party Wall Surveyor will make contact with residents sharing the party wall shortly.

6 Cultural Programme and Cultural Plan

A Cultural Programme Delivery Plan will be produced to explore what the Carriageworks can contribute to the local community and will capture the views of the communities in the area. Consultants will be appointed for this project.

7 Traffic Management

The Traffic Management plan cannot be completed until the Demolition Contractor is appointed. As soon as this has been finalised, we will share the information with you.

8 Hoardings

Building Contractor Bray and Slaughter have been working on the hoardings plan. They are very aware that businesses rely on people being able to walk in off the street and have managed to plan hoardings that do not block this access. A detailed plan will be shared shortly.

9 Staying in touch

Please let us know how you would like us to stay on touch with you:

- **By email:** visit www.consultingyou.co.uk/carriageworks and join the mailing list
 - Local deliveries will be undertaken throughout the life of the site
 - **Site noticeboard:** There will be two noticeboards, one on Stokes Croft and one at the site entrance.
-

Thank you for your patience, we will be keeping you fully updated as the scheme develops and more information becomes available.

Yours sincerely

Jenny Gee

STRIDE TREGLOWN
ARCHITECTS

ARCHITECTS



PLANNING
CONSULTANTS

B BRAY &
SLAUGHTER

PRINCIPAL
CONTRACTOR



SITE OWNER AND
DEVELOPER

JENNY GEE COMMUNICATIONS

A: 2 Fernbank Road Redland Bristol BS6 6PZ **M:** 07802 362498 **T:** 0117 9232322 **E:** jenny@jennygee.co.uk