

Clearings Development: Newsletter



MCLAREN

August 2019



view along Denyer Street

PROJECT UPDATE

As you will remember, the Clearings site on Draycott Avenue received planning permission for development in February 2017. I wanted to give you an update on progress.

We are working with a leading international fitness provider, to include a high-quality health club and spa within the building. We hope this will be welcomed by local residents as, not only will the provider offer first-rate facilities, but health clubs are also generally very good neighbours. Compared to the majority of retail units, they require very few deliveries, and they operate reasonable hours. It will offer a fantastic health club for those living nearby, providing excellent fitness facilities, personal training and exercise classes as well as a spa. In order to improve the services that the new health club will be able to offer, the provider has asked us to make some minor changes to the internal layout of the new building.

The key changes involve increasing the floor to ceiling height of the health club (by slightly increasing basement depth to create better headroom in the club), and making the service lift, which will be used by cyclists, less obtrusive by moving it from Denyer St to Mossop St.

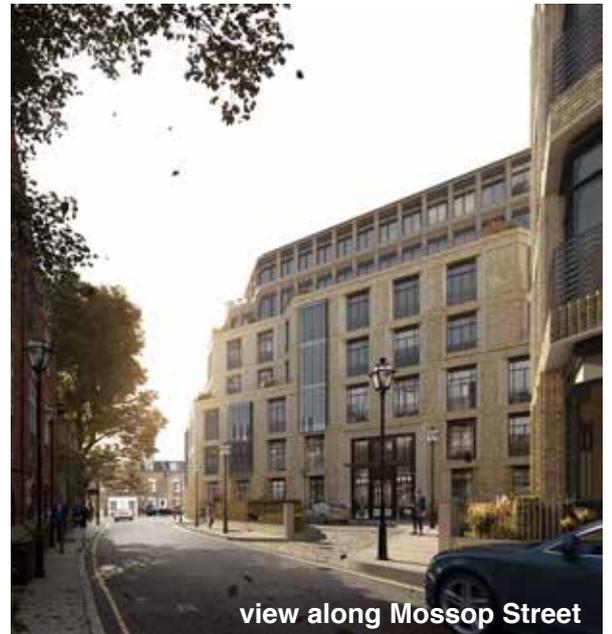
The health club will have a glass shopfront for a juice bar and retail space, making the building open and welcoming, and improving the appearance of the street.

We're hugely excited about the potential of the site and want to keep you informed as we move towards the construction phase of the project. If you have any questions about the development please don't hesitate to get in touch with me and my team.

Kind regards,

Toby

Toby Baines
Chairman, Citygrove Securities Plc



view along Mossop Street



view from First Walk

HOW TO CONTACT US:

If you have any queries about the Clearings project, please contact the team on 020 7618 9195 or email clearings@luther.co.uk

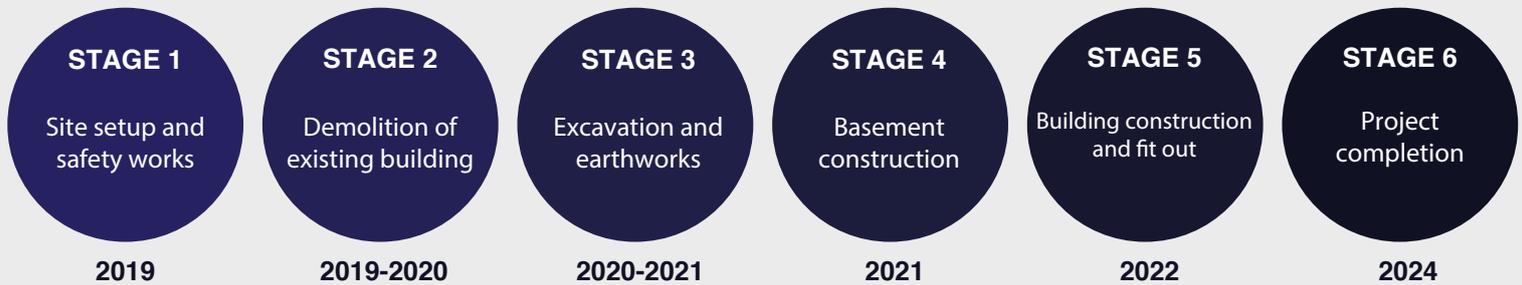
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CONSTRUCTION TIMELINE*



*timescales are subject to market conditions and may change

CONSTRUCTION PRINCIPLES



The construction process will adopt considerate and accountable management procedures to minimise disruption to neighbours. There will be a commitment to sign up to the Considerate Constructors Scheme and follow best practice in all respects.

- We will provide updates on construction at key stages.
- Working hours for the construction works will be restricted to those permitted by the local authority.
- The site will be fully hoarded to ensure no unauthorised access or injury to a member of the public.

- During the construction phase of development careful consideration will be given to minimise disruption to local residents.
- The contractor will be obliged to schedule and control all deliveries to the site and manage deliveries to avoid peak hours, without breaching permitted working hours.
- Measures will be employed to reduce the incidence of dust.
- The main contractor will provide 24 hour security.

THE TEAM

McGrove Developments Ltd is a joint venture between McLaren Property Ltd and Citygrove Securities PLC. McLaren Properties Ltd is the real estate development and investment division for the McLaren group. Citygrove Securities PLC is a property development and investment company.

Kohn Pedersen Fox Associates (KPF) is an internationally respected architecture firm. KPF has extensive experience of designing award winning residential developments and takes great pride in delivering projects that are in keeping with their surrounding area.



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