



# Darwin Green



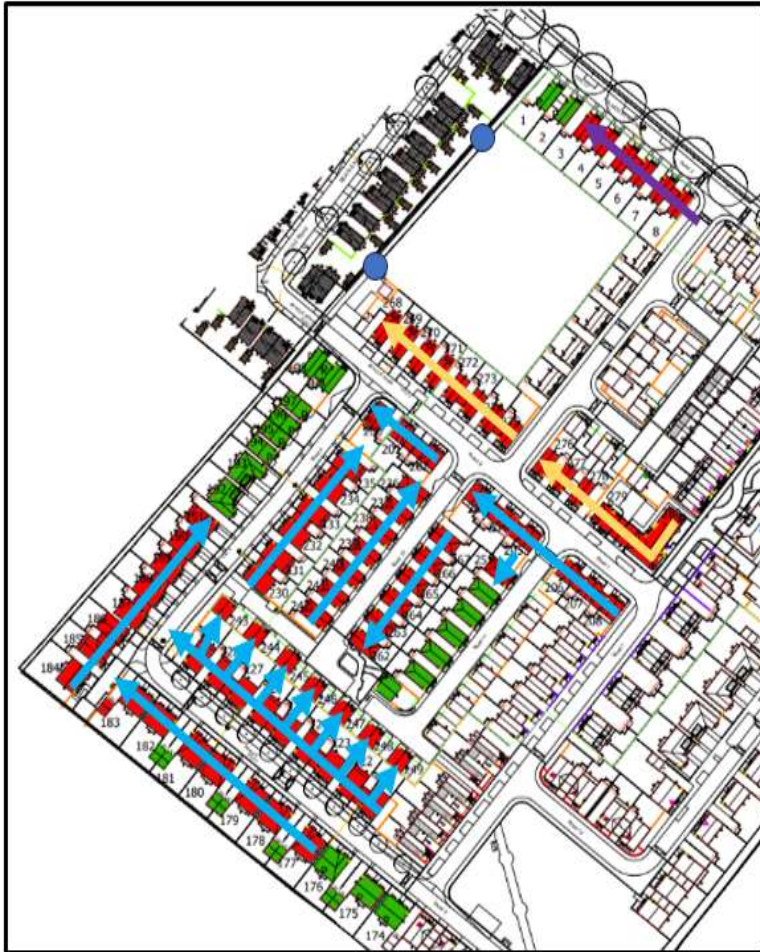
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# General Updates






## BDW2 - DEMOLITION



### Key

-  - To be retained
-  - To be demolished

-  - Phase 1 direction of demolition
-  - Phase 2 direction of demolition
-  - Phase 3 direction of demolition

Note all demolitions "middle out" using perimeter buildings as a natural screen from residents ● = Environmental Monitor

### Overview of scope

#### Types of structure to be demolished:

1. Slab and footings only.
2. Partially built structures.
3. Full structures.

#### Scope

1. Area set up.
2. Isolation, backfill and protection of services by BDW.
3. Soft strip (if required).
4. Undertake dismantling of structure (if required).
5. Undertake slab and footings removal.

All debris will be cleared progressively. Either being transported off site or to the crushing area.

6. BDW to sign off works by completion of area.

Phase 1 on the demolition works has now been completed.

Phase 2 has now commenced and is progressing.

Phase 3 has not started

The demolition contractor is targeting an end of April for completion of the demolition works

## BDW2 - DEMOLITION



The start of the Phase 2 demolition works were paused as we took the decision to increase the length of the scaffold screen to provide greater protection to the existing residents which also included the upgrading of the netting being used which would also provide an enhanced protection to the existing residents.

To accommodate the change in netting we had to install an additional 60 Ton of steel tube fittings to the design to meet the revised wind loading calculations which resulted in our delayed start

## BDW2 -



The highlighted green area on BDW2 has now been completely piled

Our Civil engineering contractor has made a great start installing the new foundations and floor slabs and the area is nearly completed their elements of the works.

Our Bricklaying contractor has now commenced the superstructure build of the new houses and we are expecting to handover our first completed new homes for occupation in October 2024

## BDW4



The road & sewers have commenced construction with Roads 3 with the drainage outfalls and Road 5 which will service the new compound facility.

The piling works for the initial phase of the development has been completed and the civil engineering contractor is making good progress installing the foundations and floor slabs in readiness for the bricklaying contractor to commence in May 2024.

We anticipate our first completion on this phase of the development to be in May 2025 with the occupation of the apartments overlooking the Central Park in May 2025.



# What has been achieved since November 2023



## DITCH WORKS ADJACENT TO WOODLARK ROAD

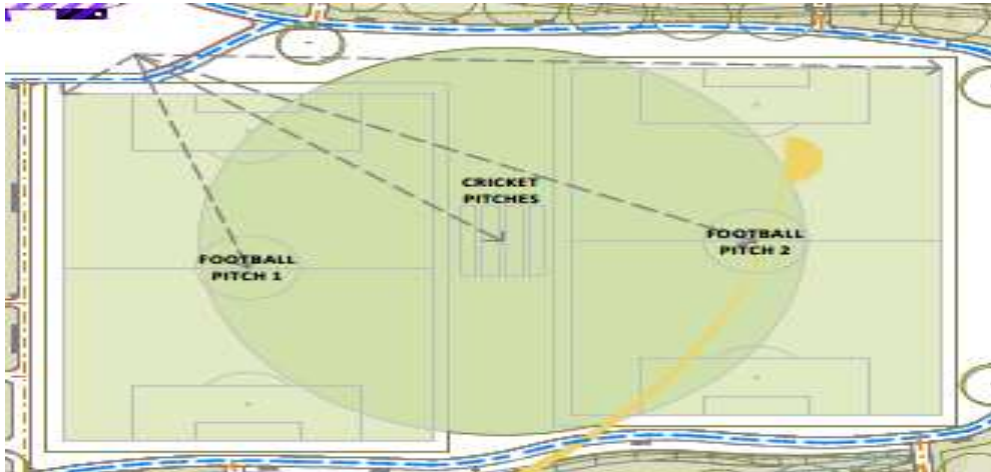


During discussions with John Shuttlewood we have undertaken a series of ditch maintenance works to ensure the ditch remains fully operational and free flowing.

We have now entered into a maintenance contract with our contractor to undertake maintenance clearing works twice a year



## SPORTS PITCHES



On going maintenance of the grass is still on going on a monthly basis.

We are targeting Sports England independent sign-off for the pitches in Autumn 2024 and we anticipate that the pitches will be available to use early summer 2025.



## LOCAL CENTRE APARTMENTS & RETAIL UNITS



We have received a number of proposals from Savills over the last 6 months for the brand new retail units from Barbers, Café / Coffee Shop, Convenience store to name a few.

Whilst there is interest this has yet to formalise in formal offers.

## TEMPORARY WINDSOR ROAD FOOTPATH LINK



We have received a number of queries via our media partner Meeting place regarding the opening times for the footpath.

We when the footpath opened we communicated that the footpath opening times are from 5pm in the evening until 7am the following morning Monday to Saturday, Then Saturday from 1pm through to Monday Morning at 7am. Whilst the demotion works are being undertaken the footpath will be closed other than the times stated as we feel due to H & S we are not in a position to accommodate access during School times in the morning and afternoon.

We will undertake an assessment on completion of the demolition works to see if this could be facilitated.

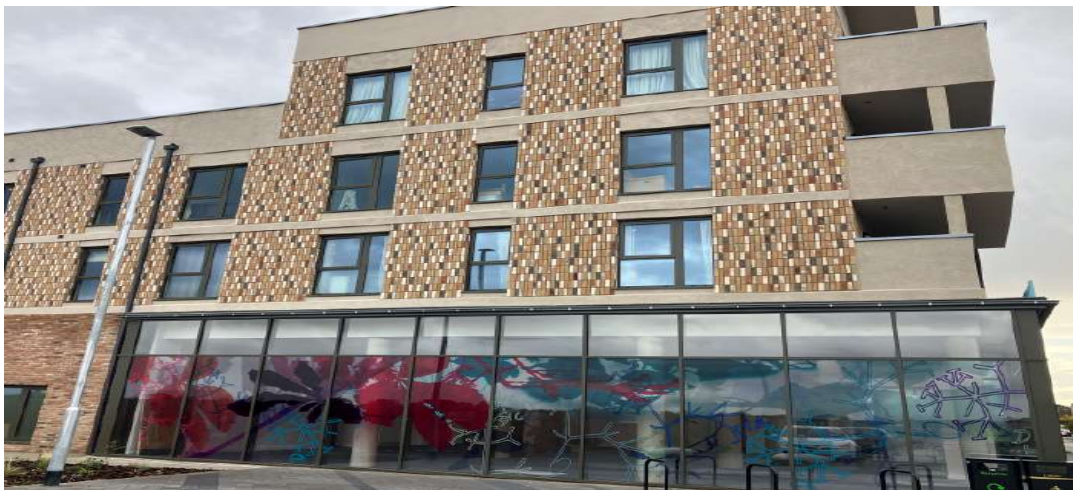


# Future Works Next Steps



## LIBRARY

To be completed by the 1000<sup>th</sup> Occupation

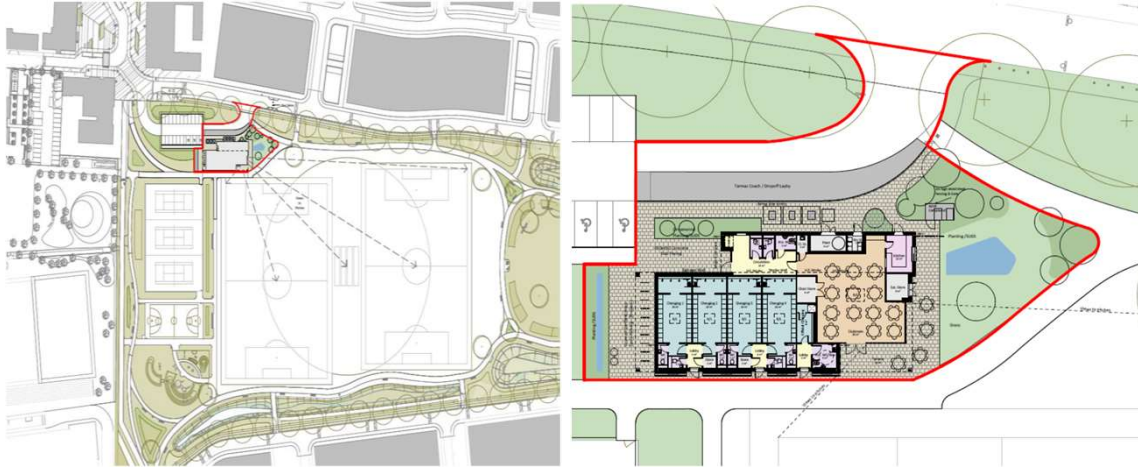


The lease for the Library building is close to being finalised to which we would expect this to be signed by all parties by the end of April 2024.

Upon the execution of the lease we will commence the snagging process of the building with CCV with a view of formally handing the building over to CCC early in June 2024.

## SPORTS PAVILLION

To be completed by the 400<sup>th</sup> Occupation



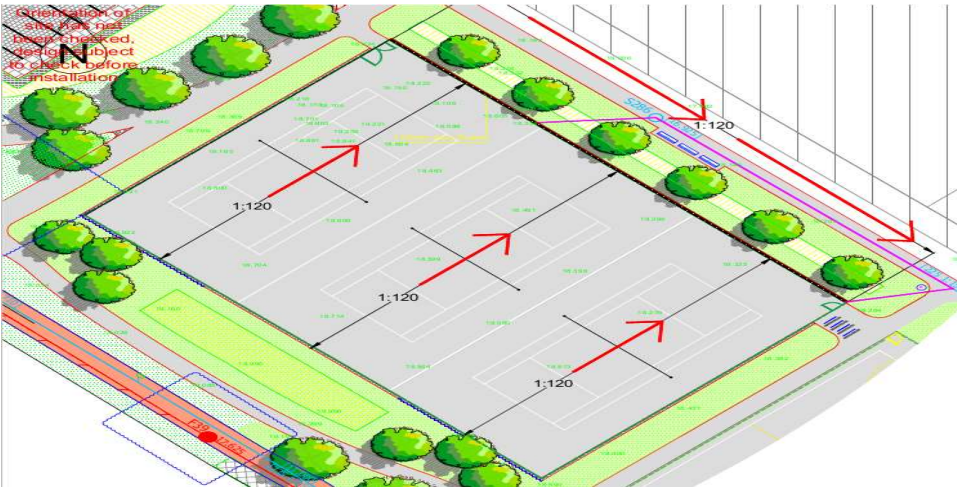
The final design of the sports pavilion is close to being finalised with Premier Modular to enable the off site manufacture to commence.

We are still currently working through the number pre-commencement conditions before works can commence on site.

Target completion date is June 2024.



## TENNIS COURTS

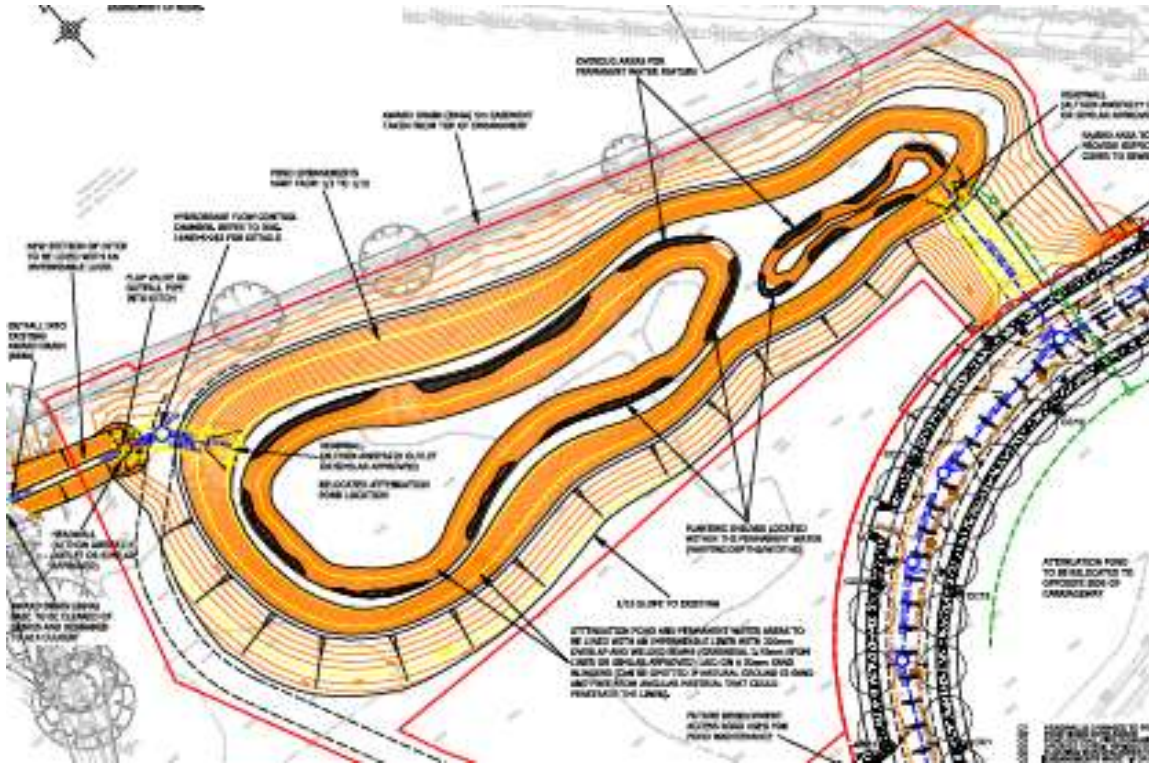


The construction of the Tennis Courts commenced in November 2023.

The works are progressing well and the tarmac surface course will be laid shortly

We are targeting a completion date of March 2024.

## BALANCING POND



We are currently working through a number pre-commencement planning conditions to enable the works to commence on site.

We are expected to commence the construction of the new balancing pond in April 2024 with the works completed by the end of July 2024.





# Any Questions?



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