



Completed scheme looking south

## DEAR NEIGHBOUR,

Welcome to Taylor Wimpey London's community newsletter for Postmark. As we continue to work safely on site, we wanted to update you on our progress and also let you know about some minor amendments

## OUR WORK ON PHASE 1 OF THE DEVELOPMENT IS NEARING COMPLETION AND WORK ON OUR OTHER PHASES IS ONGOING.

In **November 2020**, we welcomed our first residents into their new homes after **completing 69 apartments at Phoenix Place**. We're continuing to fit out apartments through the remainder of the building. We **have targeted June** for scaffolding removal and are due to **complete work on Phase 1 by November**.

We have started on-site preparatory works for **Phase 2 including piling and capping beam works**. We are aware that such work can be disruptive and are committed to providing quiet breaks during the day. Thank you for bearing with us while we complete this work. The first homes are due to be completed in **September 2022**.

**Taylor Wimpey** has now taken over the site for **Phases 3 and 4** of the project. We will be **managing all construction activity** on site going forward. Our first activity on site will be to remove the boundary walls from around the site. We will be carrying out this work over the next two weeks.



## MINOR CHANGES TO APPROVED SCHEME - OUR CONSULTATION IS NOW OPEN

We are consulting on a set of minor amendments that we are proposing to Phase 3 of Postmark. Our proposals will be submitted through a 'Section 73' application to Islington Council which will decide whether to grant consent.

We conducted a similar exercise last summer - minor changes are often made as a development progresses in order to ensure the best outcome. Further details of our proposals and how you can respond are outlined below. These amendments will not include any changes to the consented elevations of the buildings, apart from some balconies being moved, and no additional height or new buildings are proposed as part of this application. The high-quality architecture and shared open spaces and landscaping will be maintained.

### WHAT IS A SECTION 73 (S73) APPLICATION?

- A S73 application allows a developer to make minor material amendments to an existing planning permission. The application is overseen by the local planning authority.

### WHAT IS PHASE 3?

- Facing onto Calthorpe Street, Phases 3 and 4 of Postmark will deliver a mix of new homes, both private and affordable, as well as office, retail and community floorspace across five new buildings. Both phases are in Islington, with Phase 3 located at the Royal Mail Group mail centre car park and Phase 4 facing onto Calthorpe Street with The Garden running between them. We will begin enabling works this month and will commence construction works in autumn 2021. The first occupations will take place in summer 2023.

### WHAT ARE WE PROPOSING?

- There are currently 336 apartments consented in Phase 3 and 4 of Postmark, of which 159 are in Phase 3. The majority of these are oversized compared to Islington Council and GLA standards and make inefficient use of the space.

We would like to know what you think. Our consultation on these amendments will be open from **22 March - 5 April 2021**. You can submit your comments to us via our website or email us at [info@twmountpleasant.co.uk](mailto:info@twmountpleasant.co.uk) Once our application is registered with Islington Council, it will conduct a separate, 21-day statutory consultation.

[www.twmountpleasant.co.uk](http://www.twmountpleasant.co.uk)

Freephone: **0800 169 6507**

- Through our S73 application, we are proposing to reconfigure the apartments to be more efficient and vary the mix, which would allow for an additional 34 apartments to be created within the approved building envelopes. All our apartments will meet space standards, including 10% wheelchair accessible homes across the whole Scheme.
- This will involve minor changes to the exterior of the building to change some balcony positions. However, no changes to the height or massing of the building are proposed and the overall projected population of Phase 3 remains similar to what was consented.
- This increase will help deliver more homes in the Borough, both affordable and open market. The same high-quality architecture, design and building materials are proposed to deliver Postmark's exemplar placemaking.

### MEET THE DEVELOPER AND FIND OUT MORE ABOUT OUR PROPOSALS

If you would like to find out more about our proposals, and have your questions answered by our project team, we will be holding a virtual public webinar on **Wednesday 31 March at 19:00**.

You can register to attend through our website or the contact details listed opposite. To view images and plans of the proposed changes, please visit our website [www.twmountpleasant.co.uk](http://www.twmountpleasant.co.uk)