



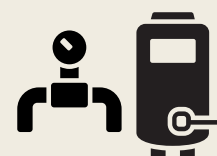
Dear Neighbour,

Welcome to the summer edition of our community newsletter for Postmark. As we safely return to work, we wanted to update you on progress, tell you about our revised working hours and seek your feedback on a small number of minor amendments we are proposing to Phase 3 of Postmark.

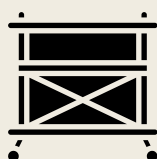
Reinforced concrete frame now complete across Phase 1



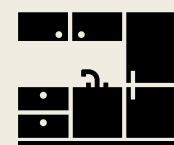
Utilities connections underway on Gough Street



Scaffolding starting to be removed to reveal the upper levels of brickwork on Core A6



Bathrooms, kitchens and wardrobe installations well underway in Core A6



REVISED WORKING HOURS

We recently received permission from Camden Council to extend our working hours on Phase 1. We sought this extension so that we can maintain progress while observing the necessary social distancing to ensure site safety. Internal fitouts of apartments, in particular, now take significantly longer and stair cores and communal corridors have to be carefully managed.

Our extended working hours are Mon-Fri 6-9pm and Sat 1-6pm. During this time, we will be doing non-noisy internal fitouts of individual apartments **only** and no more than 50 people will be on site. We do not anticipate the noise being perceptible outside the building.

MINOR CHANGES TO OUR APPROVED SCHEME - TELL US WHAT YOU THINK

We are currently in the process of submitting an application to the London Borough of Islington to make some minor material amendments to the approved plans for Phase 3 of Postmark (on which we expect to make a start in 2023). This is a common process when new issues or regulations arise after planning permission has been granted and is known as a 'Section 73 application'.

The main reasons we are doing this are so that we can comply with the latest Building and Fire Regulations but we also want to provide the best living standards for our residents and the best commercial floorspace for occupants and users.

You can find all the details on our project website - www.twmountpleasant.co.uk - and we have summarised the key changes below.

We are seeking permission to:

- **Provide level access to the roof terraces**, which will result in small increases (c.15cm) to each floor height and a consequent maximum cumulative increase (0.6m) to the overall height of the building. This will allow us to meet LB Islington's current accessibility standards and to provide access for all from residential apartments to residential amenity space.
- **Rationalise and reduce the basement area**, which would include minor changes to the exterior on Calthorpe Street, including the removal of lightwells and elevation changes. This will improve the overall sustainability of the development as well as the indoor private residential amenity.
- **Use alternative external materials for timber cladding and decking and laminated glass balustrades on balconies**. This will ensure that we meet the latest Building Regulations.
- **Replace the duplex apartments with lateral apartments**. This change is required due to our ongoing review of changes to Fire Regulations and how it affects our buildings designs. It will also improve living standards and the accessibility of the apartments.
- **Extend the commercial floorspace to regain floorspace lost as a result of required wall thickening** (to meet latest fire safety regulations) with a slight increase in the footprint. There would be no gain in overall commercial floorspace as a result, but it will make the units lettable (delivering an active frontage for the benefit of all) and provide better internal spaces. It will also mean that the first-floor affordable and private apartments above will have additional amenity space extending out towards the garden, enhancing residents' private outdoor space.
- **Amend water usage from 90 to 95L per person per day for residential use**. This will improve the practicality of the residential accommodation and is in accordance with LB Islington's guidance.

We would like to know what you think. If you have any comments or questions, you can submit these via the website or email us at info@twmountpleasant.co.uk. The closing date for feedback is **Friday 10th July**. Once our application is registered with Islington Council, it will conduct a separate, 21 day statutory consultation.

Our Community Liaison Group, which usually meets on a monthly basis, has currently paused. Our next scheduled meeting is **28th July**, subject to social distancing guidance. If you would like to be notified of future meetings, or if you have any questions in the meantime, please email us at the address to the right.

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