



ST. ANDREW'S PARK



Issue 1 - May 2018

RESIDENTS NEWS



Welcome to the first St. Andrew's Park resident newsletter.

This will be a regular communication covering progress, construction, news and notices, as well as sharing community news and events.

A NEW COMMUNITY BUILT ON 170 YEARS OF HISTORY

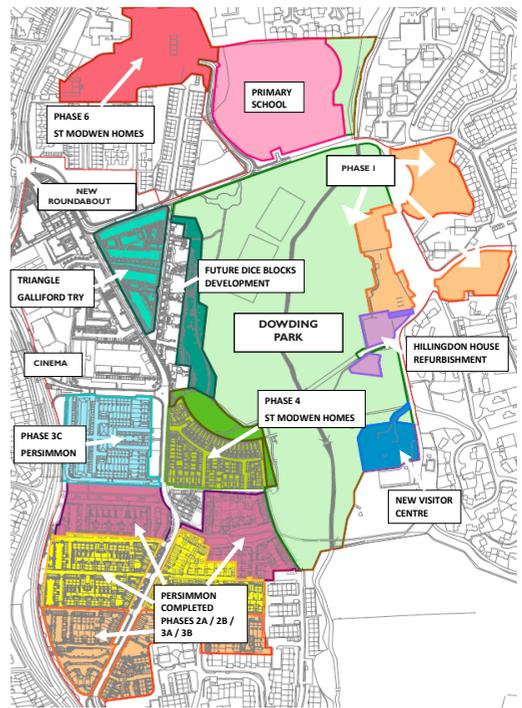
www.standrewsuxbridge.com

KEY MILESTONES

St. Modwen Homes has completed and occupied over half of the **85** dwellings in Phase 4, and will complete construction by the end of the year

Phase 6 construction has begun with first occupations planned for Summer 2018

Newly named Dowding Park is completed and open



St. Andrews Roundabout improvement works are due to commence in May / June 2018

First phase of Triangle residential development is due to be handed over in December 2018

Dice blocks residential development due to commence Summer 2018

Persimmon Homes commenced construction on Phase 3 homes, with first occupations planned for Summer 2018

First phase of District Heating Centre was delivered to site April 2018

Cinema refurbishment works due to commence Summer 2018

NEED TO KNOW



Parking enforcement along St Andrews Road and Churchill Road has had a positive effect in alleviating obstructive parking. Full enforcement will be rolled out in phases, with each phase progressing following a review of the previous. A review of the current enforcement, along with 'pinch point' locations along each side road and block of flats is currently being undertaken. Prior to commencement, notice and communications will be issued to all residents.

Residents should ensure, when parking on the side roads, that their vehicle does not cause a nuisance to their neighbours and other users of the road or cause an obstruction to other vehicles. Please note the Road Traffic Act 1988 and, therefore Highway Code, still applies to all users.

Under the covenants detailed within the TPI legal documents each owner agreed to upon purchasing the property, commercial vehicles are not permitted to be parked on the development.

Atkins will be undertaking a parking survey to understand parking occupancy levels and look at existing issues. This will be undertaken throughout the duration of a typical working day to ensure that matters related to peak and off-peak times are documented.



Monthly co-ordination meetings are being held with Galliford Try, St. Modwen Homes, Persimmon and Natta to reinforce that all construction vehicles are to be parked only in designated areas. Double yellow lines have been installed to the Central Access and Spine Road adjacent to Phases 3C and 4 and this area is patrolled by the parking enforcement company to restrict the parking of unauthorised vehicles. Additional 'Private Road No Parking' signs are also being installed to the existing Persimmon residential areas.



Tree maintenance has recently been undertaken but were ceased following concerns raised by LBHC and local residents. VSM has employed a tree surgeon approved by the Arboricultural Association and will re-submit for approval prior to further works.



VINCI St. Modwen are actively investigating options for lighting Nicholson Walk. This is subject to negotiation with the Council and further updates will be included in the next newsletter.



Atkins will be engaging with residents over the next few months to support you in exploring the full range of travel options. Travel information provided on the St Andrew's Park website and the existing residents' travel leaflet will be updated. It will be distributed to residents to support you in journey planning and to present the full range of options available for travel. As part of this engagement activity, Atkins will be issuing a short travel survey to all residents in order to understand your travel needs for a range of journeys and how you can be best helped with these. We will also be asking you what travel incentives you feel would best help your travel needs e.g. public transport taster tickets.



Queries or concerns? Contact: standrewspark@halogenuk.com

GOOD NEWS

CAR CLUB

We are exploring options for bringing a car share club on site, which will provide a great service to residents who need cost effective access to a car, but whom do not wish to own one. It has been proven as a great way of saving money, reducing CO2 output and also meeting new people in your area. Please keep an eye out in future newsletters for details.



DROP-IN

Thank you to residents who provided feedback at the drop-in sessions on site, where a representative from Mainstay is available locally to sit down and go through queries. Following the success of these sessions, they are likely to be organised again periodically going forward. Further news about drop in sessions will be included in future newsletters.

RE-VISIT HISTORY

The Battle of Britain Bunker visitor centre is now open! The bunker, located adjacent to the new public park, played a crucial role in the defence of the United Kingdom in its darkest hour in 1940. Opening times are 10:00-4:30pm, entry is free for under 16s and UK serving and ex-military, £7 for adults and £5 for over 65s. For more information email: bunker@hillingdon.gov.uk

