

Blacket Newsletter: 23 September 2010

Alfred Place Development On-site Working to commence in October

The planning permission now given for the site covers 10 semi-detached houses (5 blocks) and 5 flats (1 block). An open meeting was held with the developer and their architects on 25 August when a number of members and other interested parties were present, to hear more of the on-site working plans and pose questions. This Newsletter reports back on that meeting and sets down our understanding of the developer's present working plans for the site.

Timetable: the exact rate of progress will depend on developments in the housing market, but the intention is to commence work on site next month, ie early October. Protective fencing round the perimeter of the site, and of the areas under all of the trees scheduled for retention will be the first priority. Next will be work on the Alfred Place drainage manhole, probably involving closure of the top quarter of AP to vehicular access for one or two weeks. Foundations for the first 3 blocks (on the west side of the site), and of the access carriageway are likely to be laid before the Christmas break, and the first 4 houses, with adjacent landscaping, should be complete by June 2011. The start of work on the remaining blocks will depend on advance sales, but were development to be continuous, this would imply on-site working of up to 24 months.

Working hours: These should usually be 08.00 to 16.00hrs Mon-Fri and 08.00-14.00 Sat, on the understanding that, exceptionally, as for example during concrete pouring, these could extend to 07.00-19.00. There is no intention for any Sunday working and the developers have also intimated that there will normally be no Saturday afternoon working.

Vehicular access: There will be on-site parking for workers' vehicles and also a large vehicles' turning circle. The Association has also requested an on-site stand-by parking space for a second large vehicle to minimise the likelihood of waiting – and traffic blockages - in Mayfield Terrace/Alfred Place. As the Dalkeith Road/Mayfield Terrace/Alfred Place access route is the shortest from outwith the Blacket area, it is suggested that this be the usual access/exit pattern for vehicles approaching/leaving the site. The request is that incoming traffic approach along Dalkeith Road from the north and turn right into MT, and traffic only exit by turning right, ie southwards from MT on to DR, to protect persons, parked vehicles and entrance pillars/existing stonework and paving. All delivery arrangements will be controlled by the relevant on-site manager.

Potential damage: the developers will, before the commencement of site work have a schedule of dilapidations prepared, a copy of which will be made available to the Association, to document the pre-existing condition of neighbouring pavements, kerbs, roads, walls and stone pillars etc, in case of subsequent damage by delivery vehicles etc.

Amenity: the on-site crane to be used will be electrically powered and the developers state there will be no need during construction for the crane to reach over the boundary walls with existing properties.

Parking: The Association has, from the beginning, taken the view that one parking place on the drive of each large house is inadequate for this type of property. Moreover, a Highways official stated, incorrectly, during the planning permission hearing, that the new house residents would not be

eligible for kerbside residents' parking permits. We have therefore indicated the continuing local strength of feeling over this and raised with the architects the possibility of their exploring with Highways a more flexible approach.

Security: The developers will be erecting more substantial secure gates to the site for the duration of construction and will have an on-site security system. Any security problems during office working hours can be taken up by residents with S1 Head Office staff on 0131 229 2261. Should there prove to be any overnight problems, the Association officers will liaise further with the developers and the police. The representative of the Blacket Avenue student flats has also requested additional fencing along the north wall during construction, given differing heights of ground on either side.

Given that the City has now given permission for this development to go ahead, the Blacket Association officers will try their best, during the construction period, to ensure that avoidable problems, are indeed avoided where it is within their ability so to do, and they welcome the fact that the developers and their architects have committed themselves to seeking to maintain good communications and relations with local residents. We shall aim to continue to deal with – and keep Association members informed - of any subsequent issues etc arising.

Ray Footman, Chairman BLACKET ASSOCIATION

Ian Carter, Secretary