



London homes,
the Mount Anvil way

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WELCOME TO THE FIRST RESIDENTS' NEWSLETTER

KEYBRIDGE is a joint venture between award-winning developers Mount Anvil and A2Dominion. The redevelopment of Keybridge House will provide more than 400 new London homes, 3,500 sq m of new commercial space, and new public space – set around an iconic brick residential tower which will be the UK's tallest.

Welcome to the first of our regular newsletters for local residents about the Keybridge House redevelopment. Alongside smaller bulletins, which we'll send as appropriate, we'll use them to let you know what's happening on site and in the area. If you have any questions or concerns please don't hesitate to contact me directly via email, on BGoding@mountanvil.com.

AN INTRODUCTION TO MOUNT ANVIL

MOUNT ANVIL is Central London's specialist residential developer, and we've been creating homes and communities that people want to live in since 1991. Together with our joint venture partners, we've built more than 5,000 London homes and we plan to build 2,500 over the next four years.

WE AIM to build lasting relationships with the existing communities around our developments, doing our utmost to reduce disruption during construction, and designing our schemes to include significant local public realm improvements. This supports our long-term approach and the huge emphasis we place on leaving an outstanding legacy that will add to London's world-class status.

SAFETY IS key at Mount Anvil, and we have been recognised by the British Safety Council as the Number 1 company in the UK for health and safety (5 star rating; an audit score of 99.78%). Our Number 1 business goal is to have a world-class health and safety culture. Our innovative, proactive approach is engrained throughout the business, from the site to the boardroom.

OUR APPROACH, the Mount Anvil Way, has been recognised through numerous awards, including Developer of the Year (less than 1,000 units) at the acclaimed Property Week RESI Awards for two years running (2014, 2013); several Considerate Constructor awards across our developments; and being recognised as one of the Sunday

Times Best 100 Small Companies to Work For in each of the last nine years. ●



WHAT'S THE LATEST ON SITE:

- Keybridge House planning amendments
- Considerate Constructors Scheme

PLANNING AMENDMENTS

MOUNT ANVIL and A2Dominion have recently acquired the Keybridge House site and it is our intention to deliver the scheme envisaged by Allies and Morrison architects.

In order to ensure the plans are of the highest quality, we will be submitting a planning application for minor amendments to the original permission. The amendments are largely internal and will not alter the overall appearance, height, bulk or massing of the buildings approved under the original planning permission.

It is intended that this application will be submitted to Lambeth in April. If you would like any further details regarding the application please feel free to contact me on BGoding@mountanvil.com. ●

CURRENT SITE STATUS & FUTURE WORKS

For a brief summary of important dates for future works, see 'Important Dates' below.

THE DEMOLITION of existing structures on site will begin in August 2015. There are two processes that the site must undergo before the culmination of the demolition works. The first of these is the erection of hoardings around the site. The second is a comprehensive programme of asbestos removal.

DEMOLITION WILL be carried out one building at a time. Our focus will

be on minimising disruption during this period. We will be demolishing to ground level - the existing basement will remain. The process will be held to the highest possible standards of planning and execution.

SPECIAL PROVISION is being made for works being carried out around and alongside the railway. A comprehensive summary of our methodology here has been

submitted to Network Rail for review.

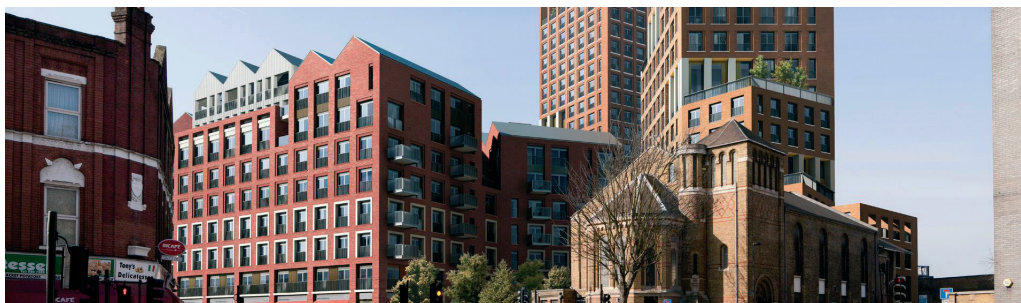
AS WELL as working with a specialist team to ensure the best possible results, we will also have monitors installed throughout the entire demolition cycle. These monitors will detect any undue movement immediately. They will feed back their findings through a web portal, and enable us to take immediate action. ●

CONSIDERATE CONSTRUCTORS

KEYBRIDGE HOUSE will be voluntarily registering under the Considerate Constructors Scheme. This independent initiative will commit Keybridge House to the highest standards of care and consideration in areas including safety and security, the professional appearance of our site, protection of the local environment, and the foundation of respectful relationships with the local community.

BY SIGNING up to the initiative, we are promising to create an environment that enhances the unique setting of the site, respects the local community, and ensures the support and safety of the on-site workforce.

OUR APPROACH has recently been recognised with Silver Awards at our developments, The Eagle (EC1) and Union Street (SE1) and a Bronze Award at The Filaments (SW18). ●



IMPORTANT DATES 2015/16

» COMMENCE HOARDING	MARCH/APRIL 2015	» ANTICIPATE COMPLETION OF DEMOLITION	MARCH 2016
» COMMENCE DEMOLITION PHASE	APRIL 2015		