

Update on St Luke's Hospital Development, March 2015

The formalisation of a partnership between Hanover and Hill Residential

The previous update for the Muswell Hill Area Forum was provided in July 2014. Since July 2014, Hanover has been engaged in the process of seeking a construction partner to implement and deliver the re-development of the site. A partner to deliver the development has now been selected following a competitive procurement process. The outcome of this process is that Hanover has established a joint venture (JV) partnership with Hill Residential to deliver the re-development of St Luke's.

Hill is a leading specialist developer of high quality homes of distinction across London and the South East. Some recent awards achieved by Hill include What House? Awards 2014 (Gold Award for Best Development), Housebuilder Awards 2014 (Medium Housebuilder of the Year and Best Design for four storeys or more).

The JV between Hanover and Hill has recently been finalised contractually, which in turn enables a start to be made on site.

Programme

Hill has on behalf of the JV commenced initial site investigation and survey work on site. Our anticipated programme for the remainder of the works is set out below:

Site investigations	23 February – 9 March
Hoarding	2 March – 30 March
Service disconnections	30 March – 6 April
Demolition	6 April start (subject to planning sign-off)
Groundworks	Mid June start (subject to planning sign-off)
Completion	July 2017

Consultation with local residents and stakeholders

Historically, Hanover has carried out extensive consultation with the local residents during the planning process.

Prior to submitting a bid for purchase of the site the Hanover team held discussions with the North London Sustainable Housing Partnership (NLSHP), a group of local residents that wished to ensure that the purchaser of the site would develop it in accordance with their aspirations for the area. In addition to this, the team has met several times with Simmons House and the Treehouse School to ensure their involvement in developing the plans and their awareness that the inevitable effects of construction disruption are mitigated as far as possible. As part of the planning process four public exhibitions were held, which was advertised on the project website and 3,600 invitation leaflets were distributed.

The team also engaged extensively with the local authority in a series of pre-application meetings and design forums. Briefing meetings were also held with the following groups:

- Highgate Society
- Muswell Hill & Fortis Green ward councillors
- Woodside Neighbourhood Watch
- Highgate Conservation Area Advisory Committee
- Action for Autism

Hanover issued a newsletter was issued in August 2014 to local residents in order to provide an update on the selection of a construction partner and the anticipated timescales for starting on site.

With the JV now in place, members from the JV team will be organising meetings with local residents that border the site along Grand Avenue, as well as the Treehouse School, to get their input into the plans for hoarding, site mobilisation and construction traffic management.

The team has already met with representatives of Simmons House to discuss their requirements and in particular to make propose alternative arrangements for access into the unit whilst the shared access road is out of use.

Residents which share party walls with the site have also been contacted and party wall notices have been served.

Discussions have also taken place to ensure access to the tennis court immediately to the south of the site, which forms part of the freehold of the site. The tennis court is to remain open for access and use by Stormont Tennis Club. Discussions have also taken place with St James' School with respect to access during PE lessons. Simmons House will also have access at a designated time. Finally, Hanover is also proposing to make the tennis court open to the public at designated times.