

7 September 2023

Dear neighbour,

RE: Update on One Lansdowne Road

I hope this letter finds you well.

I am writing to you on behalf of Greystar, who are the owners of One Lansdowne Road (including Voyager House, The Lansdowne Hotel and Marco Polo House), to let you know that we have appointed a demolition contractor, Erith, who will shortly be contacting you about starting clearing works on site (ref: 17/03457/FUL).

As you may know, we recently submitted a new planning application to Croydon Council (ref: 23/02689/FUL) to redevelop this site. This planning submission follows close consultation with the local community to review the existing consented plans and propose changes that better suit the needs of the area, including:

- **A more sensitive design**, reducing building heights to 47 and 35 storeys from 68 and 41
- **783 new high-quality homes**, including homes delivered at discount market rent
- **Flexible workspace** for Croydon's budding businesses
- **Space for a small retailer**, such as a bakery, sandwich or coffee shop
- Replace an 11-storey link building **with a green public square, that includes new trees, planting and an outdoor play trail**
- A safer link to the station, with **new CCTV, lighting and a 24-hour concierge**
- Contribute towards a **new street-level crossing across Wellesley Road**

You can find more information about our proposals and how we've responded to feedback on our consultation website <https://onelansdowne.co.uk/>.

We know that progress here so far has been slow, and it's important that our proposals start delivering for the local area as soon as possible. We're committed to investing here and do not want these buildings to have a negative impact on the community by being empty for a long duration of time. That is why we are starting now, to ensure that this is a carefully managed process, that will deliver benefits quickly and cause as little disruption to neighbours as we can.

Erith will be in touch in the coming weeks with a more detailed programme, but we currently see the demolition phase as an 8-month programme, which will first include hoarding the site and making it safe, before stripping out the inside of the building and then demolishing the exterior.

Erith will follow the council's guidance for being a considerate contractor and put in place all necessary noise and dust mitigation measures as well as ensure that any necessary vehicle movements in and out of the site are carefully managed. They'll also be operating within standard construction hours of 8am -



6pm (Monday to Friday); 9am - 2pm (Saturday); no working on Sundays, bank holidays, over Christmas or other national holidays.

Erith has also appointed a dedicated Community Liaison Officer, who will be on hand for you to speak to and ask any questions at any time. Their contact details will be made available on signage around the building, as well as within a regular newsletter that they will be sending you with updates on how things are progressing.

Erith will be in touch with more details shortly, but in the meantime, if you have any questions please do not hesitate to contact the team at onelansdowne@londoncommunications.co.uk.

Yours sincerely

Dimitris Tsompanidis

Development Manager
Greystar