

# New Build Apartments, Steads Place

The long-awaited redevelopment of the vacant Stead's Place site will start construction in July. Drum Property Group's ambitious proposals for Stead's Place were approved by the City of Edinburgh Council in 2021 heralding a major regeneration of the 2.9-acre site bringing much-needed investment to this important part of Edinburgh.

Drum has cleared the Stead's Place site to the rear and has contracted Metnor Construction Ltd to build the first phase of 110 high-quality build-to-rent apartments. The apartments will be completed by spring 2024.

From 11th July, we intend to commence the removal of some trees to the north of the development, to allow commencement of essential sewer diversion works, which are necessary due to the existing sewer alignment being beneath the footprint of the new building. These works to completion will take seven weeks, and during this period we will also commence the new build drainage, with the installation of a large drainage attenuation unit, which falls to the north-west of the site. Due to the size and nature of the excavations and site restrictions within this location, we will need to close the existing thoroughfare from Leith Walk to Pilrig Park, and will advise of diversions via directional site signage.

We apologise for this inconvenience, but it is necessary for a safe completion of the initial diversion and drainage works in the location of this walkway. We are looking to close the access from 18th July 2022 until 26th September 2022 - the walkway will be restored thereafter along its usual route next to a newly erected timber site hoarding, which will also provide information notices on the construction sequences as below.



Metnor intend to update the local community monthly of any changes to access, development progress as well as looking ahead, for the coming month.



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Andy is available to discuss any concerns that the local community and neighbouring businesses may have.

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The following activity summarises our initial construction process up to the commencement of the new building. As previously described we will update on progress on a monthly basis.

#### Site Set-up & Establishment (Week 1 to 3)

On possession of the site, timber and heras fencing will be erected to secure the site boundaries with clearly controlled access points.

As part of the boundary treatment works, the current pedestrian route will be closed, tree protection measures will also be erected where required for trees which are to remain. In the first week, an oasis unit will be landed on the footprint of Building 1 (proposed future development), which will provide office and welfare facilities for the first phase of the project when there will be limited operatives on site.

To complete the site set-up, CCTV security systems will be installed that will remain in place for the duration of the project.

#### Site Infrastructure (Week 1 to 20)

The next 20 weeks of the project will focus on getting the site infrastructure installed.

From week two the sewer diversion will be commenced and completed over a seven-week period. Due to the depth of excavations there will be significant working space requirements in this area of the site for plant, equipment, and material.

However, through consultation with our preferred groundworker we expect to commence with the adjacent attenuation works after six weeks of diversion works. Running concurrently with the diversion and attenuation works, the main access road drainage will be commenced, which will work through from the attenuation works toward Leith Walk. Once the main access road drainage is completed, installation of the new water main into site will commence followed by the service trench ducting. Once these works are complete, it will free up the main access to allow the main build work to commence in week 15.



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