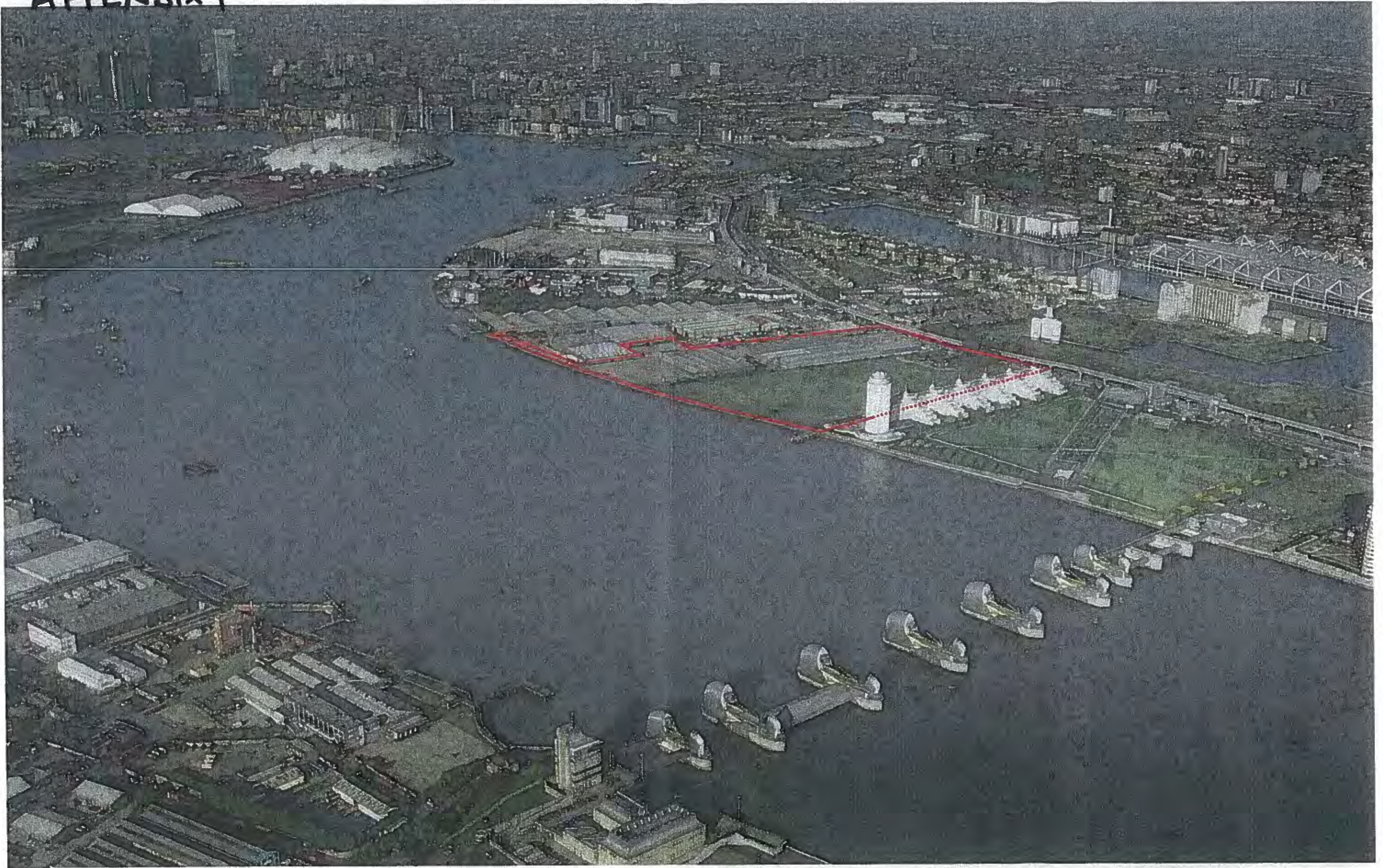


# APPENDIX I



Minoco Wharf: Existing Site



- The development of Minoco Wharf will deliver a new destination providing,
- A range of land use including retail, commercial, leisure and community.
- Residential accommodation in a range of sizes and tenures
- A range of employment opportunities
- Transport connectivity, road, rail, river and in particular pedestrian and cycle routes
- Open public spaces and places
- A sustainable new community and a great place to live

# Minoco Wharf: The Regeneration of the Royals



# APPENDIX 3

- Business & Employment
- Retail / Financial & Professional Services
- Residential
- Community Facilities
- Assembly & Leisure



## FLOOR SPACE SCHEDULE

Total Floor Space	248,055m <sup>2</sup>
Residential	222,055m <sup>2</sup>
Employment B1	15,000m <sup>2</sup>
Retail A1-A5	5,000m <sup>2</sup>
D1 Community	4,000m <sup>2</sup>
D2 Assembly	2,000m <sup>2</sup>

Minoco Wharf: Land Use – Mixed Use Regeneration



# APPENDIX 4

## A07 Demolition and Construction

### Introduction

7.1 This Chapter of the Environmental Statement (ES) Addendum reviews the effect of the changes to the scheme on the proposed programme and the activities associated with the demolition of the existing buildings on the Minoco Wharf site and the subsequent construction works. Chapter 07: *Demolition and Construction* of the June 2007 ES identified the potential environmental impacts associated with demolition and construction and, where appropriate, identified mitigation measures.

7.2 This Chapter has been prepared by URS Corporation Ltd (URS) in conjunction with the Applicant.

7.3 While planning for demolition and construction is necessarily broad at this stage the assessment of potential impacts is considered to be robust. The following description is based on reasonable assumptions in the construction programme, the experience of the Applicant in relation to other development sites, and the best judgement of the environmental experts.

### Review of Effect Design Changes on Programme, Phasing and Proposed Works

7.4 In terms of the *Programme of Works* the changes to the scheme will not affect the general programme of works to be undertaken. It remains true that the design construction programme is likely to take between 10-15 years and will be undertaken in phases. For the purposes of assessment, a design year of 2010 remains the "worst case" design year. This would assume all phases are undertaken co-currently. This is very unlikely to occur due to practical considerations but does represent the worst case scenario. It remains the case that is more likely that a design year of 2020 will be applicable.

7.5 In terms of *Phasing* the development now incorporates 13 development zones, with zone 4 becoming part of the public realm. As such the illustrative phasing, as shown in Figure A7-1, would comprise:

- Phase 1 - Demolition of all existing buildings across the site, development of Zones 2 and 3, development of the waterspace (including waiting pontoons), construction of all circulation routes, public realm including all river front works, site regarding and installation of all utilities;
- Phase 2 - Development of Zone 1, 12 and 14;
- Phase 3 - Development of Zone 5, 6 and 13;
- Phase 4 - Development of Zone 7, 8, and 9; and
- Phase 5 - Development of Zone 10 and 11 as well as the open space associated with former Zone 4.

7.6 The majority of the works will therefore be undertaken within Phase 1.

Figure A7-1 Indicative Phasing Plan

