



**CADOGAN**

**SLOANE  
GARDENS**

## NEWSLETTER

ISSUE 01  
JANUARY 2017

As you may be aware there are a number of redevelopment projects proposed in Sloane Gardens, several which form part of the Cadogan Estate; notably the hotel conversion at 1 Sloane Gardens and two smaller residential schemes at 32 and 39/41 Sloane Gardens.

As stewards of the local area for nearly 300 years Cadogan is committed to minimising any disruption to local residents and businesses. We are also aiming to assist in coordinating the management of other construction projects on Sloane Gardens to mitigate the impact on local residents where possible.

We will keep local residents continually informed during this time through a series of monthly newsletters and a new website – [www.SloaneGardens.uk.com](http://www.SloaneGardens.uk.com) – to be launched over the coming weeks, which will display regularly updated information, contact details and notifications of forthcoming works.

There will also be an opportunity to subscribe through the website to receive more regular email updates and there is now a dedicated team in place to quickly respond to questions or concerns you may have at any time during the construction period.

### CADOGAN SCHEMES

#### 1 Sloane Gardens

This scheme is for the redevelopment of the former 'Mansions' apartment building into a prestigious 30 bedroom hotel and rooftop restaurant. We will be retaining, cleaning and enhancing the existing red brick façade but rebuilding the internal structure. The building contractors, McLaren Group, will start on site on 9th January and expect construction works to be completed in early 2020.

#### 32 Sloane Gardens

This is the redevelopment of the former hotel at 32 Sloane Gardens into residential accommodation. With the works that commenced June 2016 now in full flow both internally and externally, the building contractors, Hutton Construction, anticipate that the project will be completed in August 2017.

#### 39/41 Sloane Gardens

This development will convert two houses into six residential apartments. Construction works, led by OD Projects, commenced in late 2016 and are expected to be completed in May 2018.



An illustration of 1 Sloane Gardens hotel redevelopment

**If you have any questions or concerns,  
please contact:**

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Or for out-of-hours emergencies  
only please call 020 7730 4567



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## MONTHLY CONSTRUCTION UPDATE

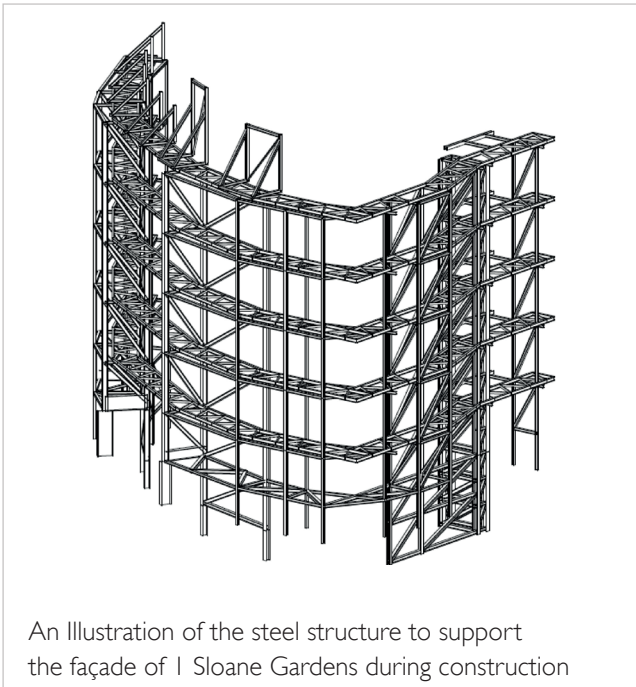
### 1 Sloane Gardens

With construction works commencing on 9th January 2017, the initial task will be to begin piling works for a steel structure which will support the building's façade while the internal structure is demolished and rebuilt.

Once the supporting structure is erected in mid-June 2017 the site will be fully enclosed to contain dust and debris, but to facilitate its installation:

- there will be a temporary suspension of parking bay 17 and the bay directly opposite until late March 2017.
- the footpath outside 1 Sloane Gardens will be temporarily closed until late February 2017.

In addition five parking bays (18-22) and the motorcycle bay on Holbein Place will be suspended until the completion of 1 Sloane Gardens in early 2020. We will also be installing monitoring systems for movement, noise, dust and vibration.



### 32 Sloane Gardens

With all major demolition and structural strengthening now completed, the works are now focused on the internal fit outs/finishing together with the restoration/renewal of the external fabric. During this period there will be deliveries to and from the site, and we plan to continue the temporary suspension of the parking bays in front of the site from 9th January 2017 to keep the disruption to a minimum.

### 39/41 Sloane Gardens

With the initial works having started in late 2016, a parking bay outside the site is already suspended and we expect the scaffolding to be fully erected over the next month.

## BEING A CONSIDERATE NEIGHBOUR

Throughout the construction period we will do all we can to minimise noise and disruption for local residents. We will ensure that:

- Construction work will take place between 8:00am – 6:00pm on weekdays, with noisy high impact work limited to four hours. No construction work is permitted during weekends or public holidays.
- Construction vehicles will have set times in which they can access the three sites and, away from the immediate vicinity, will take routes along main roads wherever possible.
- Save for limited circumstances, no construction traffic will travel to the site during weekends and public holidays.

Cadogan requires all suppliers to abide by the Royal Borough of Kensington and Chelsea's Code of Construction Practice and the Considerate Constructors Scheme whereby contractors will commit to giving the utmost consideration to their impact on neighbours and the public.



1 Sloane Gardens



32 Sloane Gardens



39/41 Sloane Gardens