

24 November 2017

Re: Construction update on Morello Phase I and Cherry Orchard Gardens works site

Dear Resident/ Business,

We are writing to you on behalf of Menta Redrow, the joint developers of Morello on Cherry Orchard Road and Cherry Orchard Gardens.

Morello Phase 1 (on the site of the former Bank of America building, Galaxy House) is almost fully occupied and is close to being sold out, with only a few homes left available. Affordable homes, delivered by Phase 1 as part of the Family Mosaic development adjacent, are also now being lived in.

As Morello Phase 1 is due for completion towards the end of 2017, the contractors are now working towards the dismantling of the works site on Cherry Orchard Gardens. The key features of this works programme are as follows:

- Dismantling of the site to be carried out in December and January – this will not include work over the weekends or over the Christmas period
- No road closures will be required
- Works will be carried out by a lorry with a hiab crane (see right)
- No exceptional noise is expected from these operations
- Works will leave a clear site with secure hoardings in place



The dismantling works are not expected to be disruptive to local residents or businesses. However if there are any enquiries about the works as these are being undertaken, the community can call Ian Winsor, (Project Manager) on 07771 763 497. The marketing and sales office will also remain on site for the next few months.

About Morello Phase II

As you are probably aware, Menta Redrow submitted two planning applications earlier this year for Morello Phase II, along with a key piece of infrastructure for the town. The first application proposes 445 new homes and landscaped 'café culture' public spaces, along with flexible community and business space; the second linked application, if approved, would complete the bridge link connecting Addiscombe, through the Morello II development, into East Croydon station and central Croydon beyond.

With the Cherry Orchard Road works area cleared as part of the works outlined above, this paves the way, subject to planning consent, to deliver new affordable homes on this site, as part of Morello Phase II. These are proposed to be shared ownership properties, part rent, part buy to help local people get onto the property ladder, and would sit alongside a refurbished community pocket park and private family play space.

Subject to planning approval being granted and dependant on market demand, Morello Phase II could start on site in 2018.

-Please read over-

A note about construction

If Morello Phase II is granted planning approval, the construction of the scheme would be far less intensive than that of Phase I; the latter required the demolition of Galaxy House and the creation of a large basement to serve the entire development including Phase II. (No further basement excavations are planned for Morello Phase II). The basement work was carried out to provide a single point of entry for cars to Phases I and II, and to allow the widening of the public realm and pavement. With parking and servicing provided underground, this would allow Morello Phase II to deliver high quality public spaces and a thriving community hub, as a vibrant gateway to East Croydon Station.

For information about Morello Phase I dismantling works or to learn more about proposals for Phase II, you can visit www.morello2-croydon.co.uk or contact the project's community engagement team directly (see contacts below).

Yours faithfully



Jo Sistern
Director
GL Hearn – community engagement advisors to Menta Redrow on Morello Phase II
morello2@glhearn.com
0344 225 0003

