If you would like any further information about Seagrave Road, or the wider Earls Court Project you can find details on www.myearlscourt.com

Alternatively, you can contact Ciaran Quigley or George Cochrane at: Ciaran@myearlscourt.com George@myearlscourt.com

SEAGRAVE NEWS MARCH 2013

Welcome to the first edition of our newsletter, produced to keep you up to date with the regeneration of the Seagrave Road car park site. We hope that you will find it interesting and informative.



We thought it would be useful to update you on the exciting progress that has been made with the scheme as we move towards starting construction later this year.

As you will be aware, in the intervening period the planning process has been completed with the Mayor of London ratifying the planning approval given by the London Borough of Hammersmith & Fulham in February 2012. The planning legal agreement has also been signed with the Council, which will lead to a range of community benefits as explained later in this newsletter.

In the months after planning permission was granted, we have assembled our delivery team including a range of specialist consultants. We are pleased to welcome Paul Davis & Partners to the team as project architect. Paul and his team are a multi award-winning practice with an excellent track record of delivering some of the highest quality new buildings in West London, including Duke of York Square on the Kings Road.

We have also made a number of refinements to the scheme which will improve the quality of the buildings and their relationship with neighbouring properties. These refinements are the subject of an application to the London Borough of Hammersmith & Fulham (LBHF) to amend the February 2012 planning approval and are fully explained within this newsletter.

We are also pleased to announce that we have formally renamed the project Lillie Square. Over the forthcoming months we will also share our ideas for naming new streets and buildings within the development.

We have already commenced some minor works on site in order to comply with pre-construction conditions set out by LBHF. As part of our pre-construction activities we will also be establishing a marketing suite at 17 Lillie Road and are about to submit a separate planning application for this.

We remain committed to working with the local community as we develop our proposals. This newsletter is timed to coincide with the submission of the planning application for the amendments to ensure that you are fully informed of our plans. The council will shortly be undertaking statutory consultation on the scheme refinements and 17 Lillie Road applications.



The approved scheme for the Seagrave Road car park site (Lillie Square) will deliver a range of benefits to the local community:

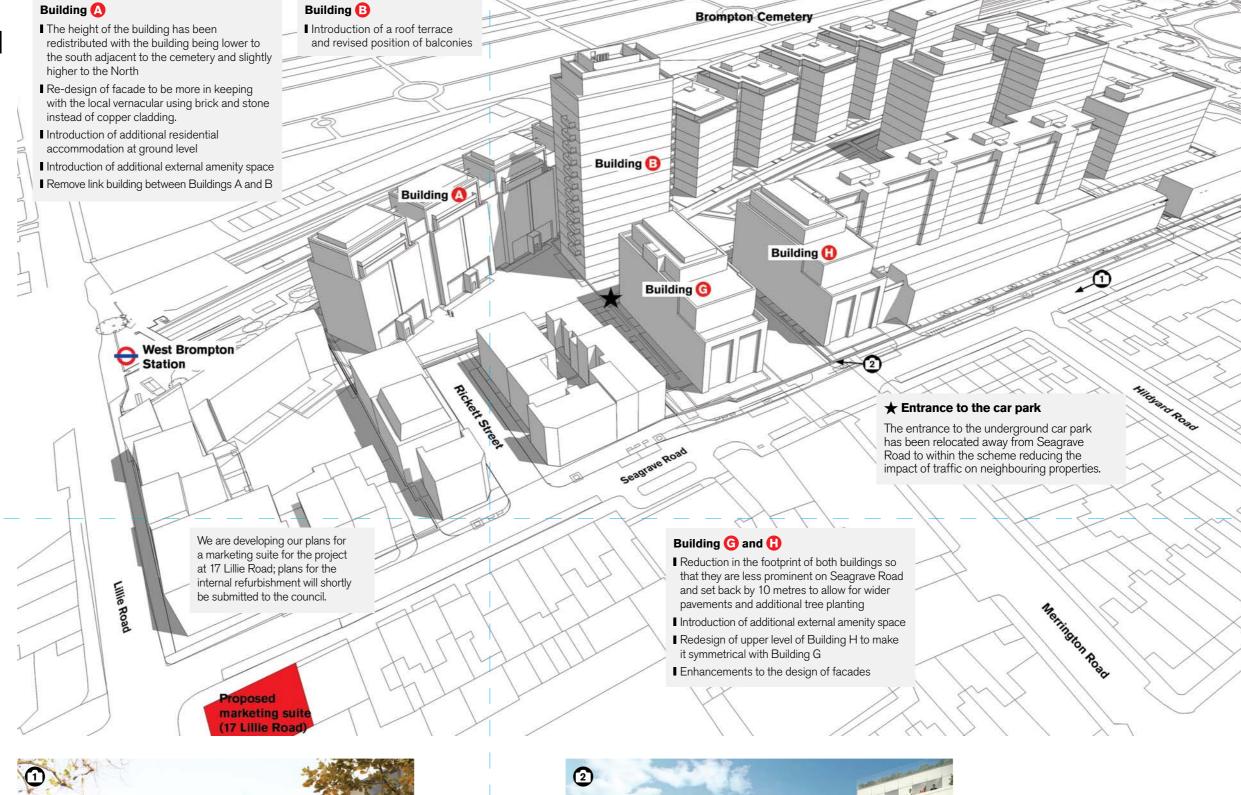
- A high quality, mixed-use scheme providing a range of new homes, including affordable homes for locals
- I Improvements to West Brompton Station to increase capacity and accessibility including lengthening of platforms, refurbishment and provision of step free access
- Improvements to Lillie Road and Old Brompton Road as well as along Seagrave Road, including widening pavements, new planting and street furniture

- New facilities to encourage sustainable travel, including car club spaces, improvements to the cycle route towards Fulham town centre and improvements to local bus stops
- Financial contributions to increase capacity in local nursery, primary and secondary schools, as well as health facilities in the local area
- The creation of a new public garden square, a resource that may be enjoyed by the local community, plus a range of other public amenity spaces, including new children's play spaces and a new linear park
- A commitment to employ local people during the construction process and to provide training initiatives including apprenticeships for locals

Enhancements to Seagrave Road Scheme

A summary of the amendments:

- I There will be no increase in the total number of new homes (private and affordable) in the development
- I The total floorspace in the development will be reduced slightly as a result of the amendments
- I The overall landscaping strategy across the site has been revised and enhanced









View of Buildings G & H