

Dear Neighbour,

Re: Commencement of Demolition Works at Botanic Place

We are pleased to begin works to facilitate the regeneration at Botanic Place, and we will soon begin the first phase which involves demolition works, to enable the construction of the new development.

Planning approval for the demolition of disused buildings on-site has been granted by Cambridge City Council (Ref: 20/03429/CONDB). Please see below some useful information regarding these planned works.

Contractor information: Total Reclaims Demolition (TRD) is the contractor appointed by Railpen and Socius to deliver the demolition works. TRD is a reputable organisation committed to maintaining the highest standards of safety, environmental responsibility, and community engagement. More information about TRD can be found on the website: totalreclaims.com

Commencement of activities: In the week commencing November 27, 2023, preparatory activities on-site begin, including ongoing ground surveys, removal of necessary elements, setup of an on-site office, and the installation of protective hoardings to ensure safety and minimise noise and dust. The former public house on site, The Flying Pig, is not included in these works and protective hoardings will be put up around the building. The restoration and redevelopment of the public house will begin during the build phase of the project in mid 2024.

Demolition schedule: Demolition is scheduled to commence on the week of November 27, 2023. Demolition site hours will be between 8:00am and 6:00pm Monday to Friday, with Saturday operations from 8:00am to 1:00pm, if required. Advance notice will be provided in the exceptional circumstances that any work outside these hours might occur. Deliveries of demolition equipment may also take place outside peak hours to minimise traffic impact.

Site access and restrictions: Access to the site will be restricted to TRD vehicles and authorised personnel during the demolition period to ensure safety and security. Additionally, as part of our security works, we shall be erecting eco-friendly solid security hoarding to all elevations required and posting demolition warning notices on this hoarding to warn of the dangers of unauthorised access. CCTV will also be in operation to protect the site.

Environmental protection measures: TRD is legally obligated to safeguard nearby residents and commercial occupiers from excessive noise, dust, and other environmental effects. The demolition will be carried out in phases to minimise disruption.

We are making efforts to recycle as much building material as possible for reuse in the new development; a high proportion of the existing building material already on the site will be removed and stored during the demolition phase. Our ambition is that less than 5% of the existing building material will be disposed of following the demolition process, accounting for materials no longer safe for usage, such as asbestos and RAAC (Reinforced Autoclaved Aerated Concrete). TRD will recycle up to 95% of ALL the materials from the project including wood, bricks, windows, plastics, and metals. Where possible, materials like windows and doors will be reused in new developments, and bricks and concrete will be crushed and screened to produce recycled aggregates that are reused in the construction of buildings and roads.

Contact information: Should you have any concerns or queries regarding the demolition works, please feel free contact:

- Project Co-ordinator: Sally Rigley – 01159 632 009
- Contracts Director: Gary Cross – 07970 761180
- Site Manager 1: Richard Stanbury – 07817 598052
- Site Manager 2: Luke Tetley – 07963 549042

We will soon be hosting a webinar to share an update on the progress of the site and answer any questions from the community. To register your interest for the webinar, or if you have any questions about the works, please contact us at **hello@botanicplacecambridge.com**.

We appreciate your understanding and cooperation during this essential phase of development.

Sincerely,
Railpen & Socius