

## The Mall, Walthamstow – Newsletter Nr.1 May 2022

### Introduction

Partial demolition of The Mall, Walthamstow to allow the development of 495 residential Build to Rent apartments across two high rise towers 34 and 26 storeys. With podium level, roof top amenity and plant, landscaping works, car parking, refuse and cycle storage.

The two towers are linked at second floor by a shared residential garden space, providing health and wellbeing for its residents.

10% of homes will be wheelchair adaptable. Shared internal and external amenity areas are provided at ground, first second and 33<sup>rd</sup> floor, including gym, lounge and co-working. Car park and cycle storage will be located in the basement.



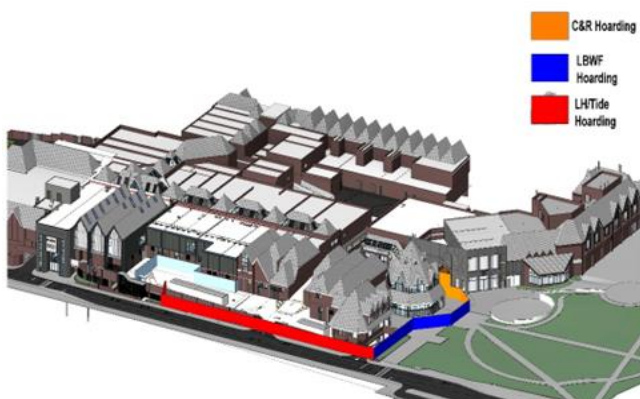
View from Selbourne Road

### Construction Overview

Tide Construction (TCL) will be utilising modular construction, which means that 65% of construction takes place within a factory environment. This reduces the programme significantly, decreases noise / dust levels and requires less personnel on site. Throughout the whole construction period The Mall will continue trading, the shops / facilities and the car park will remain open for business as usual.

The development will not impact the Bus Station, high street shops and the Tube station (access and egress), there will be low impact on access on the square.

The Development works will commence in June 2022 with the Enabling Works - installation of hoarding for the Demolition works.



Hoarding installation – Phase 1



Entrance forecourt on Selborne Road

**Key Stakeholders Information**

All works will be in line with current building regulations & in line with planning approval.

Vibration/noise/dust monitoring will be in place prior to the demolition and main works commencing all in line with the planning conditions.

**Some Key Benefits to the local community.**

- High Quality Living Accommodation.
- More business to the local shops & businesses.
- Less environmental impact.
- Community / school involvement.
- Labour and materials shall be sourced locally where practicable.
- 90% of waste generated on site will be diverted from Landfill
- 80% of materials will be selected to achieve a Green Guide rating of A.
- The scheme will endeavour to enhance the local ecology through the landscape design.

**Demolition & Construction Timeline**

May 2022	Hoarding Installation
May 2022	Demolition
Sept 2022	Piling & Structure
Sept 2022	Crane Installation
Aug 2023	Module Installation
Apr 2025	Project Completion

TCL strive to minimise the negative impacts of our operations and maximise the quality of the built environment for future generations. We are off setting by investing in clean energy technologies for all our buildings, our electric/gas is generated from Wind energy and solar energy, we are also involved with Forest Carbon, Carbon Club tree plant projects UK/Ireland.

TCL have also teamed up with Cambridge University to assess our environmental impacts (footprint) and are activity seeking to minimise our environmental footprint. We aim to establish relevant quantifiable year-on-year reduction targets (for example, waste generation, water and energy use, and CO2 emissions).



View incorporating podium gardens between Tower A & B

**GET IN TOUCH**



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