

22nd August 2016

To the Occupier

The Engine Yard Development, Shrubhill, Leith Walk, Edinburgh, EH7 4PB

We are writing to advise that construction works at the above development on the site of the old Bus and Tram Depot will commence in late August 2016.

Site surveying exercises are taking place at present and initial site clearance will commence shortly. The new development entails the construction of 344 flats for sale and affordable housing in seven blocks of between 4 and 6 storeys in height and includes the construction of a 233 space underground car park.

Phase 1 will include the 3 blocks nearest Leith Walk and most of the underground car park. During this period the main site access will be from Leith Walk however as the buildings are completed and occupied this will change to access via Dryden Terrace. During this first phase site staff and personnel and the members, staff and visitors of the Edinburgh Masonic Lodge will utilise a temporary site access via the existing site entrance, between the old tram sheds in Dryden Street. Phase 2 entails the relocation of the existing Masonic Halls to new premises in Block A immediately adjacent to Leith Walk, around November 2017 with demolition of the existing Masonic Halls building following this. This signals the start of Phase 2 works which comprises the construction of the last section of car park and the four remaining blocks of flats.

The overall programme of works for these 2 phases is expected to be complete around March 2020. A further phase involving the conversion of the existing Listed Tram Shed Buildings on Dryden Street into flats is planned to follow on from these works but no commencement date has been determined at this point in time.

Following the site preparation starting imminently, piling works are scheduled to commence late October 2016 and will last around 9 weeks followed by below ground foundations and the car park structures. The superstructure of Block A on Leith Walk will commence early in 2017. The construction of the car park will be ongoing during 2017 with superstructure of the two blocks behind Block A both commencing later in 2017.

All reasonable measures to keep dust and noise to a minimum will be taken and every effort will be made to minimise disruption to the surrounding area during the works. We will monitor and update the necessary measures as required throughout the period of the works.

The planned site hours will be

Monday to Thursday 7.30am to 6.00pm

Friday 7.30am to 5.00pm

Sat 8.00am to 1.00pm (only on limited occasions when absolutely necessary)

Should you have any concerns or queries please contact the writer using the contact details noted below.

Donald McLean
Project Manager

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