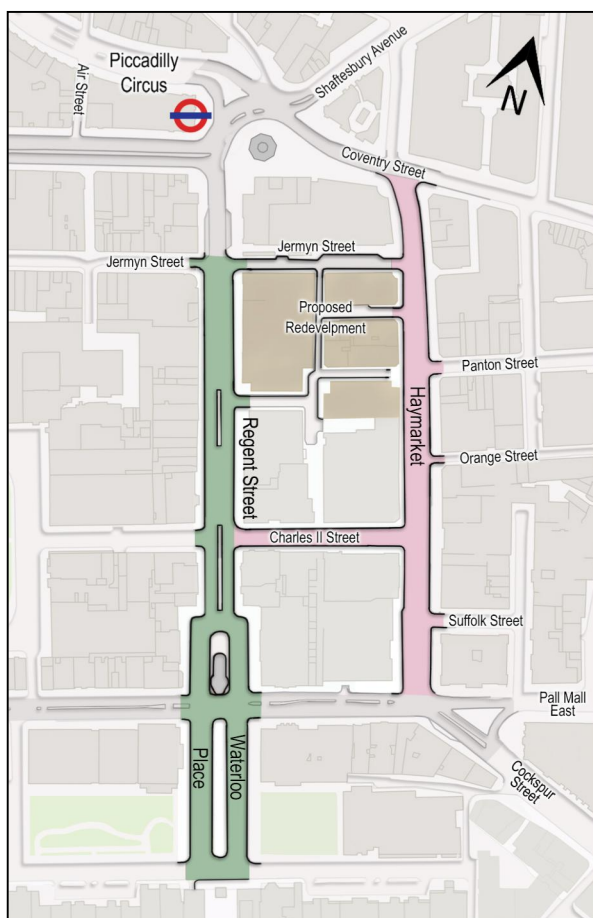


... improving accessibility and enhancing the streetscape of Haymarket, Regent Street (St James's) and Waterloo Place...

Keeping you informed

Now the second phase of the Piccadilly Two Way (P2W) scheme in Regent Street St James is complete and work on phase 3 in Haymarket is well underway, we thought it timely to issue the next instalment of our newsletter.



The scheme

The P2W scheme is being introduced by Westminster City Council in partnership with the Crown Estate and Transport for London. Part 2 of the scheme covers **Regent Street (St James's), Waterloo Place, Haymarket and Charles II Street**. The scheme aims to significantly improve the built environment to make the most of its heritage assets and make it easier for pedestrians to access and enjoy this unique part of London.

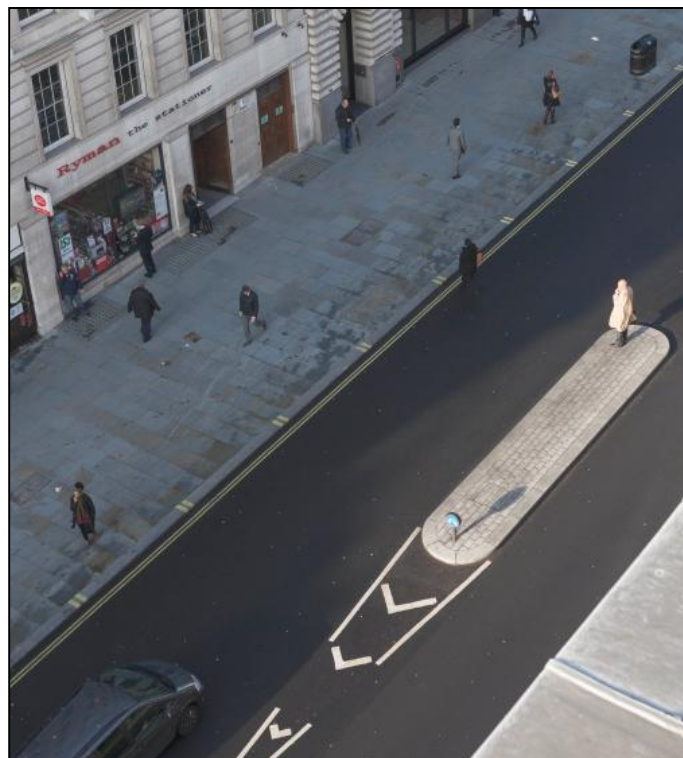
The timescales for the scheme support the Crown Estate's ongoing redevelopment of the St James's Market area which will provide a significant enhancement to this part of the West End.

PHASE	STREETS AFFECTED	TIMESCALES
Phase 2a	Waterloo Place	Completed
Phase 2b	Regent Street St James's	Completed
Phase 3	Haymarket & Charles II Street	Summer 2014 - Autumn 2015

Progress to date

You will have noticed that the transformation of Regent Street St James's is now complete. The pavements are considerably wider and have been repaved in high quality York stone, the road has been resurfaced and new street lighting has been installed to give the street a major overhaul. There's now plenty of space for pedestrians to shop and socialise, which along with the exciting range of new businesses, has brought a new energy into the area. There have already been some requests to use some of the new pavement space for al-fresco seating. Find out how to apply for outdoor seating here:

<https://www.westminster.gov.uk/tables-and-chairs-licence>



What's happening now?

Phase 3 works commenced in Haymarket in summer 2014 and we have nearly completed the eastern side of the street. Again we are widening and repaving the footways, replacing the street lighting, rebuilding the road and providing a new parking and loading area close to Cineworld and Planet Hollywood.

Our work will cease over the Christmas period (1st December to 5th January). In January we will start on the west side of Haymarket (at the Coventry Street intersection) and will be working down the street in sections until we complete the works in summer 2015. As elsewhere, we will undertake the work in small 'blocks', each taking about six weeks to complete.

We will then start in Charles II Street from late summer, and aim to complete the works in autumn 2015. A reminder of our programme is as follows:



PHASE 3: Haymarket & Charles II Street (2014-2015)	
Haymarket East Side	May - November 2015
Haymarket West Side	January - September 2015
Charles II Street	June 2015 - November 2015

Please note that the proposed dates may be subject to some change once work on-site has commenced, but we will keep everyone informed about progress and any adjustments.



How will I be affected?

There will, inevitably, be some inconvenience during the construction works, but we will work hard to minimise inconvenience to businesses, residents and visitors to the area. Access will be maintained at all times, though some areas of the footway may be reduced in width while the works are underway.

We are already working closely with businesses in the area to ensure that disruption is kept to a minimum. Our contractor is experienced in undertaking this type of works and working with businesses to ensure that impacts of the works are properly mitigated. Safety is of upmost importance and the contractor undertaking the work will adhere to the City Council's Code of Construction Practice (CoCP) as a matter of course.



Other work

Following completion of Phase 2a of the project (Waterloo Place), the City Council and project partners decided to enhance the surfacing material on the two large islands to improve the quality of the finish. We are therefore removing the anti-skid (grit) surface and replacing it with decorative paving stones (granite setts). Our work on the north island (opposite the Sofitel St James Hotel) is complete and we are currently making good progress on the south island opposite the Athenaeum Club and Institute of Directors, where the new paving and bollards should be complete by the end of January 2015.

Find out more

Further information is available at www.westminster.gov.uk/p2w

We issue Site Weekly Updates from the contractor to all those with an interest in the scheme. If you would like to receive these updates, please contact our Communications Manager, Sarah Speirs, sarah.speirs@wspgroup.com

We will be holding a further briefing session at **9am on Tuesday 20th January at Planet Hollywood** to provide local businesses representatives with an update on progress to date and the programme through to project completion.

A new name

You may have noticed the activity which surrounded the formal renaming of 'Lower Regent Street' to Regent Street St. James's in September. New street name plates are now in place though property numbers/ mailing addresses have not been affected.

Thanks

We would like to thank you for your continued patience during these works. We know that at times they have caused some disruption, but once completed, we hope you agree that the improvements to the built environment and access throughout the West End and Regent Street (St James's) areas will be well worth it.