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To the residents and business owners around Beatrixpark

Subject: **Preparatory activities for plot 6/7**

Dear sir/madam,

In our newsletter in March, we informed you about the developments in the Zuidas district Beethoven, located between Beethovenstraat, Prinses Irenestraat, Beatrixpark and the A10. We also organised an information meeting in April. At that time, amongst other things, we informed you about the preparatory activities for the construction of the apartment building on plot 6/7 (see map). These preparations have now begun and will last until the end of the year, at which time the actual construction of the apartment complex will be started. In this letter, we would like to inform you about the upcoming activities on plot 6/7.



Location plots 6/7 and plot 2 adjacent to Beatrixpark

Homes and facilities on plot 6/7

On plot 6/7, property developer Breevast will realise two interconnected residential towers with 213 homes, both owner-occupied and mid-priced rental apartments. The eastern tower will be 19 storeys high and will only comprise of rental apartments. The western tower will be 17 storeys high and will accommodate the owner-occupied apartments. The ground floor will house a restaurant, wellness facilities and places to meet up or work; it will also provide access to a swimming pool for the residents of the western tower. The basement will accommodate a gym and space for bicycle parking, and cars can be parked in the layer below the basement. The construction of the apartment building will be carried out by construction company Boele & van Eesteren. More information about the complex can be found on www.breevast.nl/beatrixpark-kavel-6-7.

Preparatory activities

In the run up to the construction phase of the homes on plot 6/7, we will carry out preparatory activities over the coming months. Dam walls will be placed, a number of underground cables will be diverted and the site will be prepared for the installation of thermal energy storage tanks. These tanks are part of a system that stores hot and cold water for use in the new apartments. Preparations will also be made for the creation of the construction pit.

Insertion of dam walls

On all four sides of the future construction pit, dam walls will be inserted. At the end of July, as soon as the terrain is leveled, the construction company will start creating the dam walls on the southern side of the future construction pit. This dam wall will be inserted using a low-vibration technique. There will however be some noise pollution, because a number of steel sheet piles have to be attached to the dam wall, and these can only be inserted by means of vibration. This will last for half a day at most.

On the other three sides of the construction pit, the dam walls will be inserted from January 2024. As much as possible, they will be pushed into the ground using a low-noise technique. You will receive more information about this later.

Routing of building traffic

A supply road has already been laid across the terrain, from Christian Neefestraat up to Kapel & Convict. This supply road is being used by the building traffic involved in the redevelopment of Convict, and will initially be used for the preparatory activities on plot 6/7 as well. At the end of the year – when the renovation of Convict is complete – this supply road will be shortened and possibly slightly shifted. Building traffic for plot 6/7 will be routed from the A10 to the construction site via Beethovenstraat and De Boelelaan. In general, building traffic for Convict will not use Prinses Irenestraat, other than on the rare occasions when the supply road is out of use because of building activities.

Closure of middle cycle path

The cycle path between Akzo Nobel and Stibbe, leading to Beatrixpark across Beethovenplein will be closed during the construction phase. This cycle path crosses the building site and can therefore not be used safely. Until the construction activities are completed, the current main cycle path – along Prinses Irenestraat – will be the only cycling route between Beatrixpark and Beethovenstraat. It is expected that the middle cycle path will be closed from October 2023 onwards.

Preparation of building site and construction of apartments

After finishing the preparations underground, construction company Boele & van Eesteren will complete the preparation of the building site in the autumn. The terrain will be fenced off, and a site hut will be placed. The construction of the two residential towers will start early next year. The delivery of the complex is planned for late 2026. At the end of this year, you will receive more information about the planning and nature of the upcoming building activities.

More information

We trust this newsletter contains all the information you need. More information about the construction activities on plot 6/7 can be found on www.zuidas.nl. Here, you can also find more information about other projects in your area. Do you have any questions relating to this letter? Then you can reach us via www.zuidas.nl/contact or by telephone: 0800-5065. Our Information Centre in the WTC building (59



Strawinskyaan) is also open every Monday to Thursday between 10:00 am and 4:00 pm. Via our website, you can register for the Zuidas newsletter and sign up for the monthly guided tours.

Kind regards,
Zuidas

Arwen Schram
Project Manager