

FITZROY PLACE

Newsletter 4 – March 2012

Introduction

OPEN-AIR ART GALLERY INSTALLED ON MORTIMER STREET



Welcome to our fourth newsletter which summarises last month's activity and informs our neighbours of future developments at the former Middlesex Hospital site.

If you have walked along Mortimer Street over the last few weeks you will have seen the new open-air gallery installation on our hoarding. We are delighted to have teamed up with local and well-regarded art gallery Diemar/Noble Photography to bring the neighbourhood an impromptu street show of a stunning collection of images. Taken from a competition called 'The Fitzrovia Photography Prize', this inaugural competition showcases a range of breathtaking and extraordinary everyday moments of Fitzrovia. They were captured by photographers based locally, nationally and internationally, all taken within a mile radius of the site.

The unveiling of the hoarding also coincided with the release of the new name for the development, Fitzroy Place. We felt it was important to create a name for the site that embodied the area, embraced local culture and respected the rich heritage of Fitzrovia. Fitzroy Place was considered sympathetic to the area and respectful of its British heritage. We want Fitzroy Place to be part of the rich and varied tapestry of Fitzrovia, a fun, vibrant and energetic community where people genuinely want to live and work.

McGee Contact Information

Marc Byrne

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Site Operating Hours

Mon – Fri: 8am – 6pm

Sat: 8am – 1pm

Key dates – Enabling Works

Works started: 12th December 2011

Completion date: 30th April 2012

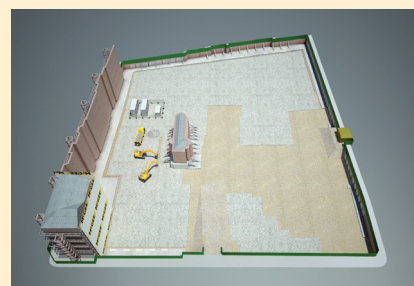
Duration of works: 20 weeks

The coming month's activities

- Complete propping to double basement sections of Cleveland St. and Mortimer St.
- Complete all sheet pile probing to areas of Cleveland St. and Mortimer St.
- Install sheet piles to stabilise the Riding House St. and Nassau St. site perimeters.
- Commence installation of the retained façade steelwork and scaffolding to 10 Mortimer St.
- Minor repair works to Chapel roof and remove scaffolding.
- Commence piling enabling works around the perimeter of the Chapel



Start of the month



End of the month

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Works Summary:

Enabling Works are progressing well on site and we are on programme. With regard to the main building works we expect construction works to continue on seamlessly from the Enabling Works package, subject to legal agreement and clearing pre-commencement planning conditions with Westminster City Council. Main construction works are expected to be completed in late 2014.



Traffic routes:

As advised last month, while works are being carried out around the Mortimer Street entrance, the main access to the site has moved to Cleveland Street, adjacent to Tottenham Street. This will continue for the next month, although as the focus on site for the next month is more on sheet piling, there will be much less heavy vehicle movements. We will continue to ensure that there is sufficient traffic marshalling on site to cater for pedestrian movements, particularly at the beginning and end of the school day. The Mortimer Street entrance will need to be used for some oversized deliveries during the month.

During the last month we had three incidents reported of vehicles from site not following the specified Traffic Management Route. Two were McGee vehicles and one was a vehicle at the wrong site. The McGee drivers were warned and re-briefed as to the correct route.

Neighbourly Matters:

All our noise, dust and vibration monitors are now installed. The latest report from our monitoring equipment shows that any noise and vibrations caused in the previous month were within permitted Westminster City Council levels.

We did however receive a limited number of calls from neighbours on Mortimer Street regarding vibration caused by breaking of the basement slabs in that area. Data analysis confirmed that the peaks recorded did not exceed specified tolerances. We understand that neighbours feel these vibrations and if you feel that they are unreasonable please contact Marc Byrne.

We also received a complaint from a resident who felt the new lighting installed on the Mortimer Street art exhibition hoarding was too bright at night. A timer switch was installed to resolve the issue.

Our Cleveland Street neighbours would have been impacted by emergency repair works carried out by Thames Water to a burst pipe. Whilst we brought this to Thames Water's attention, it was not related to our works on the site.

In the coming month, temporary works and pile probing in the south-western corner of the site are likely to cause limited vibration and noise, based on our investigations to date. The sheet piling at the Nassau Street, Riding House Street and Cleveland Street elevations should cause very limited noise or vibration based on our testing so far.

Marc Byrne, our Community Liaison Manager, remains on hand to deal with any queries from neighbours relating to activities on site so please call him if you have any concerns.

Condition surveys

Our building surveyors, GIA, have been trying to contact all neighbouring property owners to carry out photographic condition surveys on their properties. We would once again encourage property owners to contact Chris Dowsing at GIA chris.dowsing@gia.co.uk or **020 7202 1467** to arrange an inspection if you have not done so already. We will be covering the cost of this survey.