

FITZROY PLACE

Newsletter 7 – June 2012

SIR ROBERT M^cALPINE APPOINTED AS MAIN CONTRACTOR TO BUILD FITZROY PLACE

Introduction

As we continue our work through the month of June, the Fitzroy Place development has reached a key milestone. We are extremely pleased to announce that the renowned and respected British family-owned contractor Sir Robert M^cAlpine Limited has been awarded the main construction contract to build the entire Fitzroy Place development in one phase. They will be taking possession of the site in the first week of July.

Sir Robert M^cAlpine are leaders in their field, having worked on the Olympic Stadium, Emirates Stadium and the subsequent redevelopment of Highbury, the O2 Arena conversion, and a catalogue of West End developments for respected organisations such as The Crown Estate and Grosvenor Estate. The company has won numerous

awards for health and safety and skills development and is the first contractor in the history of the modern Olympics to deliver an Olympic Stadium without a site fatality. It is currently rolling out its industry leading “Be Safe, Home Safe” programme to all its construction sites.

With regard to progress on site, the last month has seen a focus on breaking up foundation slabs inwards from the boundary of the site as well as the excavation and removal of ground material. Further work has been undertaken to pile the Chapel to ensure the stability of this structure as construction progresses.

Works Summary:

Our Enabling Works contractor, McGee, is now carrying out their work under our new main contractor, Sir Robert M^cAlpine, so you will continue to see their workmen and machines working around the site, and will do so for the next few months.

Following the installation of the façade retaining structure to 10 Mortimer Street, demolition of this building has now commenced. For the next month this will continue as will further excavation, piling works surrounding the chapel and the breaking up of foundation slabs towards the centre of the site.

The next month will also see the formation of the ‘site set up’ in the form of cabins and site welfare. For the time being this is to be located alongside the Riding House Street boundary.

McGee Contact Information

Marc Byrne

Community Liaison Manager
marc.byrne@mcgee.co.uk
07867 806 354

Mike Taylor

Security Manager (after hours)
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07796 831 439

Site Operating Hours

Mon – Fri: 8am – 6pm

Sat: 8am – 1pm

The coming month's activities

- Continue with break out and removal of sub-basement foundation slabs in the centre of the site.
- Complete the Chapel piling works.
- Commence dewatering of the site.
- Continue excavation to a reduced level at the centre and south eastern area of the site.
- Complete demolition (behind retained façade) of 10 Mortimer Street building to 2nd floor level.
- Site set up of main contractor.
- Hoarding amendments to Riding House Street.



Start of the month



End of the month

FITZROY PLACE

Traffic Routes

Currently, much of the work relating to the breaking out of foundations is in the south eastern side of the site. Therefore the construction traffic to and from the site is to come through the Cleveland Street gate for the foreseeable future. The vehicles therefore arrive from the west along Mortimer Street and then leave the site north up Cleveland Street and then east along Maple Street to Tottenham Court Road.

As excavation and removal of construction material continues, vehicle movements are expected to remain at approximately 30–40 lorry movements a day.

Whilst the Cleveland Street entrance is being used, a third traffic marshal is used between 0815–0900 and 1445–1530 hours if lorry movements are high. If traffic movements are low, one of the two permanent marshalls escorts the lorry past the school as it leaves the site.

Once the main contractor takes possession of the site, a dedicated 'lollipop' traffic marshal will be in place for before and after school times.

As you are no doubt aware, the London 2012 Olympics will soon be upon us. Our liaison with Transport for London to date has not yet provided us with any clear impacts however we would expect to have more detail in next month's newsletter.

Neighbourly Matters

With regard to the previous month, reports from our noise, dust and vibration monitoring equipment show that impacts were within permitted Westminster City Council levels. No adverse 'real-time' vibration alerts were received during the month, with the exception of a few alerts from the chapel monitor which were found to be resulting from conservators in the chapel working in close proximity to the receptor.

The changeable weather over the last month has been keeping our site team busy. One week they are suppressing dust by hosing the site down due to the dry weather, the next week they are focussing on cleaning mud off vehicles due to the wet weather. Street cleaning vehicles are also being used regularly, particularly on Cleveland Street, to keep the streets clean.

We did receive a few enquiries from neighbours over the previous month, particularly in relation to demolition of a large base foundation in the south eastern corner of the site. Although these vibrations were found to be within agreed levels as stated above, we do appreciate that neighbours still feel these vibrations so please feel free to contact us if you feel they are unreasonable. Rest assured we are trying to remove these foundations using sensitive methods however in some cases vibration cannot be avoided. As you can see from the image on the top right, some of these foundations are quite sizeable.

Following a request from All Souls School, we did alter our working patterns during the week commencing 14 May to accommodate quiet periods as children were sitting their SAT's.

Some residents have expressed their concern, which was communicated to us through the Fitzrovia Community Centre, about the condition of the road surface on Cleveland Street. We have forwarded these concerns, along with our own observations, to WCC's highways department and we will follow them up to ensure that this matter is dealt with appropriately.

As always, if you have any issue whatsoever in regard to activities on site please don't hesitate to contact our **Community Liaison Manager Marc Byrne** on **07867 806 354** or **marc.byrne@mcgee.co.uk**

Please note that from next month the main contractor will be taking over the Community Liaison Manager role so this will be Marc's last month in the role. I would like to take this opportunity to thank him for the great job he has done in handling neighbourly matters.



Breaking up foundation slabs



Dust suppression on a dry day



Protection of 10 Mortimer Street prior to demolition