

FITZROY PLACE

Newsletter 8 – July 2012

SIR ROBERT McALPINE TAKE POSSESSION OF SITE AS LONDON PREPARES FOR THE OLYMPICS

Introduction

Last month we announced the appointment of our Principal Contractor for the Fitzroy Place development and we are pleased to confirm that Sir Robert McAlpine (SRM) have taken possession of the site from 2 July; McGee will remain on site as SRM's subcontractor until December 2012.

As much of London and its visitors focus on the upcoming Olympics and the vast amount of activity set to surround it, work on site is expected to continue apace. We do not expect

road closures and traffic restrictions to affect our operations greatly, although we are geared up to adapt as necessary.

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

Demolition to 10 Mortimer Street is set to continue this month. This has had no significant impact to neighbours to date and we anticipate there will be minimal impact with further demolition.

Site excavation is set to continue, as are piling works surrounding the chapel and the breaking up of foundation slabs towards the centre of the site.

July/August 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. In the very short term, this work may cause some local disturbance to occupiers on Riding House Street, but please be aware that the team will make every effort to keep any disturbance to the absolute minimum. These cabins are to be installed so that they do not visually encroach above the hoarding line to any great degree.

Another noticeable addition to the site will be the installation of the bases and towers for the tower cranes. Although there will be six tower cranes in due course, the next month will see the installation of three bases and towers, but not the cranes as yet.

SRM's first new subcontractor, PC Harrington, starts on site this month. PC Harrington are specialists in in-situ reinforced concrete structures and will construct the concrete frames for the residential and commercial buildings, as well as carrying out all works required to construct the basement of the development.

Sir Robert McAlpine Contact Information

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Site Operating Hours

Mon – Fri: 8am – 6pm
Sat: 8am – 1pm

The coming month's activities

- 10 Mortimer Street demolition works to ground floor level.
- Excavation and concreting of capping beam around the Chapel perimeter.
- Mortimer Street pavement utility investigations.
- Site perimeter shelf enabling works around the perimeter of the site.
- Excavate, install piles and concrete bases for 3 tower cranes.
- Removal of McGee site accommodation set up and erection of steel gantry along Riding House Street for SRM site welfare set up.
- Erection of steel gantry in Mortimer Street adjacent to No.10 Mortimer Street.



Start of the month



End of the month

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Traffic Routes

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

The Cleveland Street entrance is expected to be closed for the bulk of July therefore the Mortimer Street entrance (and exit via Goodge Street) will be used.

Westminster City Council (WCC) have requested that for the construction period, Mortimer Street and Cleveland Street are used to access the site. This will result in an alteration to the hoarding on Cleveland Street which SRM are currently aiming to agree with WCC. We will advise neighbours once we have more detailed information.

Whilst the Cleveland Street entrance is being used, a third traffic marshal will be employed between 0815-0900 and 1445-1530 hours if lorry movements are high. If traffic movements are low, one of the two permanent marshalls is in place to escort the lorries past the school as they leave the site.

SRM are speaking with WCC regarding training a number of the site workforce to be dedicated 'lollipop' traffic marshalls for before and after school times. This should be in place in time for the new school term in September.

The London 2012 Olympics will soon be upon us (Olympic Games 27 July to 12 August 2012 and Paralympic Games 29 August to 9 September 2012). Please visit www.getaheadofthegames.com for advice on travel during the Games.

Neighbourly Matters

With regard to the previous month, reports from our noise, dust and vibration monitoring equipment show that impacts continue to be within permitted WCC levels. No adverse 'real-time' vibration alerts were received during the month.

The weather remains unkind to all of us. Dust suppression by hosing the site down due to the dry weather one day, cleaning mud off vehicles due to the wet weather causing the site to be muddy the next; this looks likely to continue to be a working pattern for the next month at least. Street cleaning vehicles continue to be used around the site perimeter, particularly on Cleveland Street, to keep the streets clean.

As we continue to break out the remains of the large base slab, especially in the south east corner of the site, we continue to receive a few enquiries from neighbours. 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. This work is set to continue for the coming month so we would expect the impact on neighbours to be similar to the previous month.

On some occasions we have had to request extended working hours in order to complete work that cannot be phased or to make deliveries that due to their scale have to be done outside of operational hours. Regrettably due to short notice we have sometimes been unable to inform neighbours that this was to be carried out and that permission had been received from WCC. In some cases, personnel at WCC have not been aware that their colleagues had granted permission the day before. This has caused one neighbour to complain to WCC which is understandable. We will strive to inform neighbours when we are having to do work out of hours and we are trying our best to foresee these events in advance. If you are not aware of what is happening on site we would recommend contacting our Community Liaison Manager in advance of contacting WCC so that they can explain what is happening and confirm that they have the required permission.

Also this month All Souls Church of England Primary School will start a photography project with Sir Robert M'Alpine which will track the progress of the construction throughout it's development. We have purposely chosen to work with a year that will be at the school when the project completes.

As mentioned last month, we now have a new **Community Liaison Manager** from **Sir Robert M'Alpine**. Bruce Nixon can currently be reached on **07734 343307** or **b.nixon@sir-robert-mcalpine.com**. A freephone number will be operational from next month for local residents to use.



Cleaning of concreting vehicle



Site perimeter shelf enabling works around the perimeter of the site



A rare glimpse of blue sky during July