

**Sir Robert M'Alpine**

**Contact Information**

**Bruce Nixon**

Community Liaison Manager

b.nixon@sir-robert-mcalpine.com

0800 0147593

**Site Operating Hours**

**Mon – Fri:** 8am – 6pm

**Sat:** 8am – 1pm



# FITZROY PLACE

Newsletter 30 – July 2014

## Introduction

## SAFETY GANTRY REMOVED FROM OFFICE BLOCKS 1 & 2 MORTIMER STREET



## Works Summary

Block 5: Internally, air testing is on-going; Nassau St façade, windows completing, with fit-out progressing across the block.

Block 6 & 7: Scaffold being progressively struck & Cladding completed, on-going.

Block 8: Balcony Glazing and Cladding being completed, façade snagging and fit out progressing.

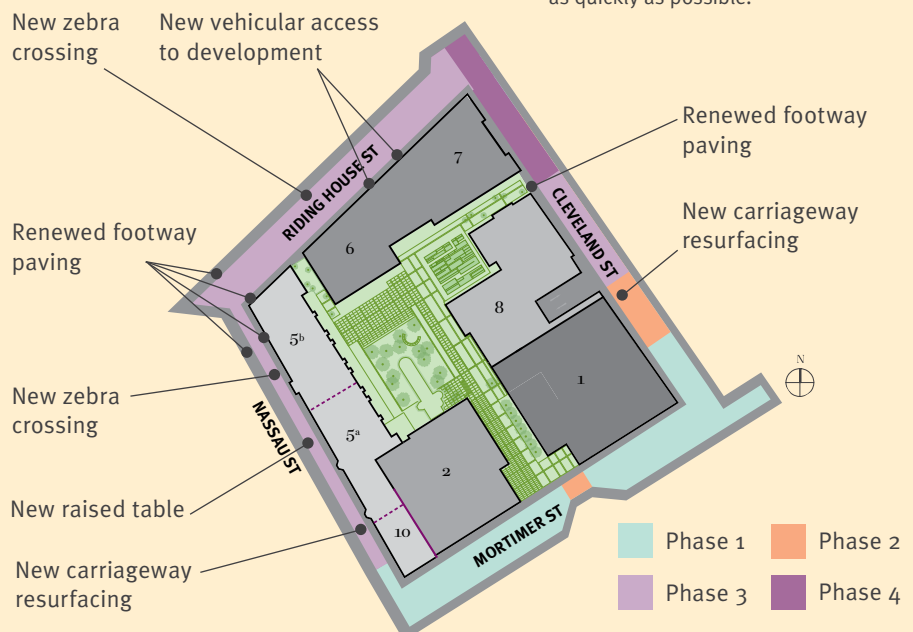
1 Fitzroy Place: Windows complete with façade snagging and M&E commissioning.

2 Fitzroy Place: Completing windows at Level 8 Ground and ground floor working towards final handover, landscaping completing outside restaurant.

Loading Bay: final snagging towards final hand over – handed over.

External works preparation on Cleveland St and Mortimer St; statutory service connections to Mortimer St with retail façade works closing up.

## Phasing Plan



## The coming months' activities

The closure of Cleveland St (between Goodge St/ Mortimer St junction & Riding House St) will now commence on Monday 28th July 2014 until Monday 27th October 2014. This road closure has been obtained from Westminster by our Sub-Contractor, VolkerHighways, to carry out;

- Full depth reconstruction of Cleveland St
- New road gully connections
- New kerbs & paving on both either side
- Resurfacing
- New road markings

Our Sub-Contractor will provide access to Cleveland St for Local Businesses and residents that are located within Cleveland St and the new carriageway will be constructed in phases to minimise disruption. Pedestrian access along Cleveland St will be maintained at all time during construction. Please refer to attached phasing drawings.

Noise & disruption will be kept to a minimum during this time & we hope to complete the works as quickly as possible.

Planned Streetworks due to commence in July 2014.

# FITZROY PLACE

## Traffic Routes

The gates to the site entrance on Mortimer St (Gate1) continue to be used for access and egress of site traffic.

Gate 4 on Cleveland St is still in use as the primary access and egress point for site skips.

Gates 2 & 3, also on Cleveland St, continue to be used more extensively in order to ease the pressure of traffic from Gate 1 on Mortimer St.

We will continue to ensure we have the right number of traffic marshals in place throughout the development.

Noise & disruption will be kept to a minimum during this time & we hope to complete the works as quickly as possible.

## Neighbourly Matters

We continue to work with neighbouring contractors, so that we can co-ordinate any works or activities that may have an adverse impact on the area.

The works to remove the remaining section of the safety gantry on Mortimer St are now complete; we will now have to close the footpath during the footpath enabling works, we will however reopen the footpath as soon as possible.

Westminster City Council is to modify the existing footway and carriageway around the new Pearson Square (Fitzroy Place) development.

The works will entail repaving footways adjacent to the new Pearson Square development using artificial stone paving and granite kerbs.

Resurfacing the footways on Mortimer St between Nassau St and Wells St with new mastic asphalt.

Carriageway resurfacing of adjacent streets to the new Pearson Square development  
Introducing 2 new zebra crossings on Cleveland St and Riding House St.

Upgrading the traffic signalized junction at the junction of Mortimer St, Cleveland St, Newman St and Goodge St.

The site is registered with the Considerate Constructors scheme, the Considerate Constructors Scheme (CCS) is the national initiative set up by the construction industry to improve its image.

<http://www.ccscheme.org.uk/>

## Fitzroy Place Community Web Site

This site now includes some time lapse films of the development's progress so far, as well as other content.

[www.fitzroyplacecommunity.com](http://www.fitzroyplacecommunity.com)

This is to help keep neighbours up to date with the development and contains useful information such as newsletters, contact details, answers to frequently asked question and some progress photography.

The development team will aim to keep neighbours as informed as possible to any potential disturbance.

## Site Operating Hours

Mon – Fri 8.00 – 18.00  
Sat 8.00 – 13.00



Office Block 1 – floorplate



Cleveland St loading bay



Office Block 1 looking towards Berners St from the 1st Floor



Office Block 2 reception flooring underway

## Contact

Our Community Liaison Free phone number is **0800 0147593**

Should you prefer to receive this newsletter by email, please contact Bruce Nixon at [b.nixon@sir-robert-mcalpine.com](mailto:b.nixon@sir-robert-mcalpine.com)

exemplar

Sir Robert  
McALPINE