

**Sir Robert M'Alpine**

**Contact Information**

**Bruce Nixon**

Community Liaison Manager

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0800 0147593

**Site Operating Hours**

**Mon – Fri:** 8am – 6pm

**Sat:** 8am – 1pm



# FITZROY PLACE

Newsletter 31 – August 2014

## Introduction

## FURTHER SECTIONS OF THE DEVELOPMENT COMPLETE.



## Works Summary

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

Block 6 & 7: Scaffold being progressively struck & Cladding almost complete.

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 : handed over.

Restaurant unit : handed over.

Retail unit in ground floor of Office Block 1 : handed over.

## The coming months' activities

Riding House St, will remain closed for the whole of August.

Mortimer St, footpath works are due to commence when Gate 1 closes around 16th August.

Scaffolding will continue to be removed from the Nassau St and Riding House St elevations.

Waterproofing and landscaping works will commence to the walkway between Office Block 1 and Office Block 2.

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

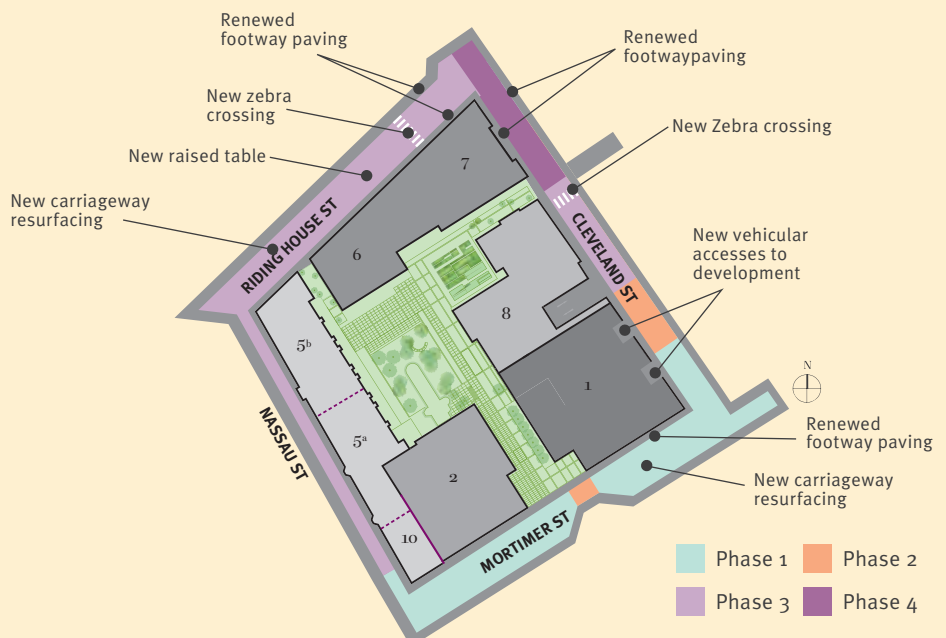
Block 6 & 7: Scaffold being progressively struck & cladding completing.

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

1 Fitzroy Place: façade snagging, M&E commissioning.

2 Fitzroy Place: baguette installation completing.

## Phasing Plan



Planned Streetworks due to commence in August 2014.

# FITZROY PLACE

## Traffic Routes

The gates to the site entrance on Mortimer St (Gate1) are now closed. Gates 3 & 4 on Cleveland St are now the primary access and egress point for site skips and deliveries.

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

We endeavour to keep noise & disruption 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 hoarding on Mortimer Street are now underway; should we have to close the footpath during these works, we will 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 Street between Nassau Street and Wells Street with new mastic asphalt.

Carriageway resurfacing of adjacent streets to the new Pearson Square development. Introducing 2 new zebra crossings on Cleveland Street and Riding House Street. Upgrading the traffic signalized junction at the junction of Mortimer Street, Cleveland Street, Newman Street and Goodge Street.

## 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 – cladding complete to Level 6



View from 1st floor of Office Block 1 looking down Berners St



Restored Nassau St façade



Detail of the upper floors of Office Block 1 (courtyard façade)

## 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)

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Sir Robert  
McALPINE