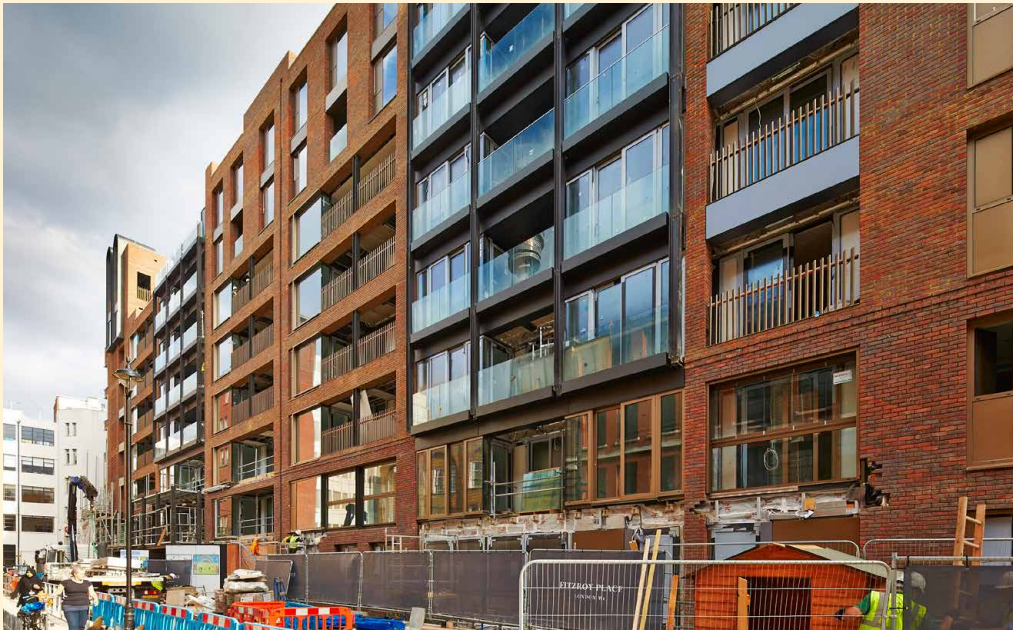


FITZROY PLACE

Newsletter 33 – October 2014

Introduction

RIDING HOUSE ST ELEVATION OF THE RESIDENTIAL BLOCKS REVEALED.



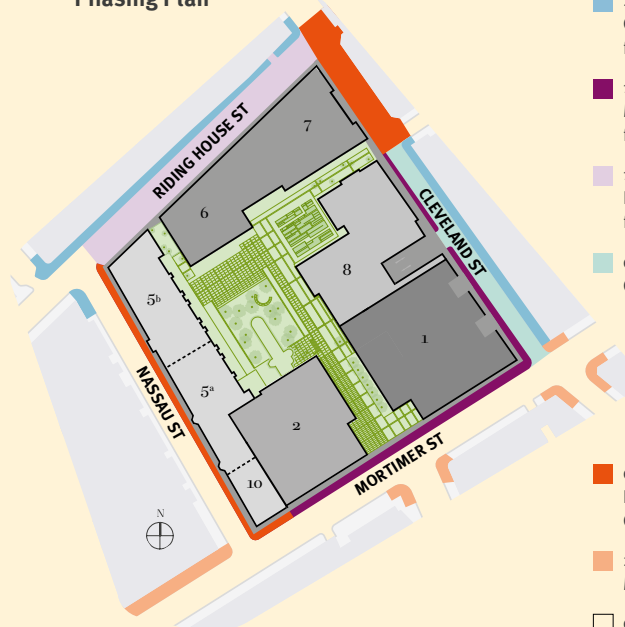
Works Summary

We have once again suspended the disabled parking bays in Nassau St. Cleveland Street is the primary point for site deliveries and collections.

Externally, scaffolding removal is on going from the residential blocks with the Riding House St façade now being almost completely revealed with the Nassau St façade having had over 50% of the sheeting and scaffolding removed. Cladding / glazing and balustrade installation works predominate across the site. Inside the site, all bar one of the hoists (external lifts) have now been decommissioned and internal lifts are being used for access on both office buildings and inside most of the residential blocks.

Internally, partitioning works are well underway to most residential areas with kitchen units, fitted furniture, stone flooring and wall tiles also well underway along with sanitary ware. Electrical and plumbing installation works are also on-going across all buildings, residential and commercial.

Phasing Plan



Sir Robert McAlpine

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



The coming months' activities

Riding House St, will remain closed until the end of October.

Mortimer St, footpath works continue in front of Office Block 2.

Scaffolding will continue to be removed from the Nassau St façade and No.10 Mortimer St.

Waterproofing and landscaping works will continue to the walkway between Office Block 1 and Office Block 2 and around the chapel.

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

Block 6 & 7: Scaffold removal will complete.

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.

- 28/07 – 29/09
Cleveland St & Riding House Street footpaths
- 18/08 – 28/10
Mortimer Street & Cleveland Street footpaths
- 19/09 – 28/11
Riding House Street south footpath & road
- 06/10 – 12/11
Cleveland Street road south
- 07/11 – 09/01
Nassau Street footpath and Cleveland Street north
- 22/09 – 07/11
Mortimer Street junction works
- 05/01 – 30/01
Site wide resurfacing

FITZROY PLACE

Traffic Routes

The Cleveland St entrances continue to be used for loading /off loading. The disabled parking bays in Nassau St are currently suspended.

Gates 3 & 4 also on Cleveland St are being used for the majority of deliveries, with the security office on Nassau St taking small deliveries to ease the pressure on Nassau St.

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

Site access gates on Cleveland St to be maintained throughout. Pedestrian access to completed buildings to be maintained during works.

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 all of the hoarding on Mortimer Street, in front of the new buildings, has now been removed. There is a small section still in place in front of No.10 (the old building). Should we have to close a footpath to complete these works, we will reopen it 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.

Status

Works on site – Outline Programme: July 2014 to December 2014

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

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

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.

Site Operating Hours

Mon – Fri 8.00 – 18.00

Sat 8.00 – 13.00

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

exemplar

Sir Robert
McALPINE



Office Blocks 1 & 2 from Mortimer St Cleveland St Junction



Paving well underway in front of Office Blocks 1 & 2 on Mortimer St



Baguettes completing to North elevations of the office block 2



Office Block 2 reception



Typical floor in Office Block 1



Education facility for All Souls Primary School