

FITZROY PLACE

Newsletter 32 – September 2014

Introduction

BLOCKS 6 & 7 ARE REVEALED AS SCAFFOLDING IS TAKEN DOWN.



Works Summary

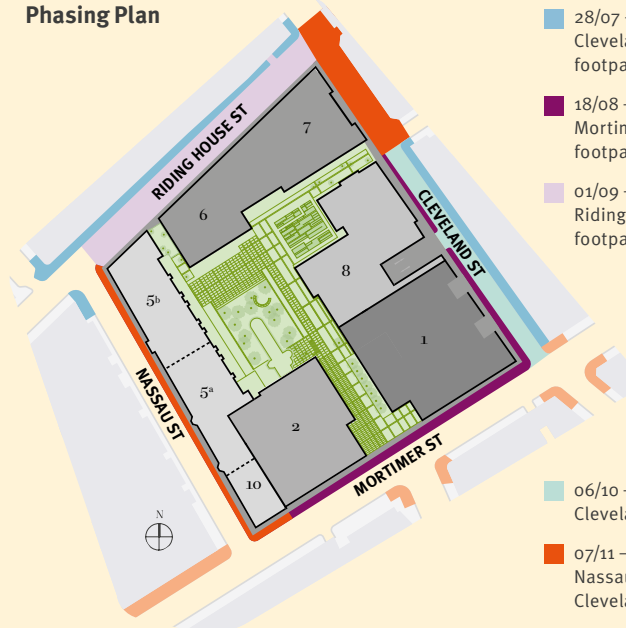
Cleveland Street, Gate 4, is the primary point for site deliveries and collections.

The disabled parking bays in Nassau St are now back in use, although we may need to occasionally suspend these bays, the need for the continuous suspension has now ceased.

Externally, scaffolding removal is ongoing from the residential blocks with the Riding House St façade now being almost completely revealed. The Nassau St façade has now had over 50% of the sheeting and scaffolding removed. Cladding / glazing and balustrade installation works predominate across the site. Inside the site, the hoists (external lifts) have started to be removed and internal goods 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 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



The coming months' activities

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

Mortimer St, footpath works continue.

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.

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, M&E commissioning.

- 28/07 – 29/09
Cleveland St & Riding House Street footpaths
- 18/08 – 24/10
Mortimer Street & Cleveland Street footpaths
- 01/09 – 07/11
Riding House Street south footpath & road

- 06/10 – 06/11
Cleveland Street road south
- 07/11 – 08/12
Nassau Street footpath and Cleveland Street north
- 22/09 – 31/10
Mortimer Street junction works

FITZROY PLACE

Traffic Routes

The gates to the site entrance on Mortimer St (Gate1) are now closed. Gate 4 on Cleveland St is now the primary access and egress point for site skips and deliveries. We are working to complete the carriageway to the Mortimer St end of Cleveland St in order that deliveries can be made into that area to reduce the impact of traffic accessing Gate 4.

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 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.

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.

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

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



Office Block 1 – cladding completes



View of Office Blocks 1 & 2 on Mortimer St



Restored chapel and courtyard from Block 7 looking south



Block 8 Cleveland St



Courtyard view of Block 8 and the North elevations of the office blocks