

# FITZROY PLACE

Newsletter 34 – November 2014

## Introduction

## ALL SCAFFOLDING REMOVED FROM INSIDE THE RESIDENTIAL BLOCKS AS THE SQUARE STARTS TO TAKE SHAPE.



## Works Summary

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

Externally, scaffolding removal is ongoing from the residential blocks with the Riding House St façade now being almost completely revealed with the Nassau St façade having had over 60% 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 ongoing across all buildings, residential and commercial.

The phasing plan will be included in our next newsletter.

**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 November.

Mortimer St, footpath works will complete in front of Office Block 2, and are underway to the south side of Mortimer St.

Scaffolding will be removed from the Nassau St façade.

Waterproofing and landscaping works will continue to the podium 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 and air testing.

2 Fitzroy Place: air testing and baguette installation completing.

# 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 coordinate any works or activities that may have an adverse impact on the area.

The all of the hoarding on Mortimer St, 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 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.

All roads around the project will be reopened by 12th December for the Holiday period, with Cleveland St closing again from January 5th.

## Status

We will update the highways plan in the next newsletter before Christmas.

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](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.

## Site Operating Hours

Mon – Fri 8.00 – 18.00

Sat 8.00 – 13.00

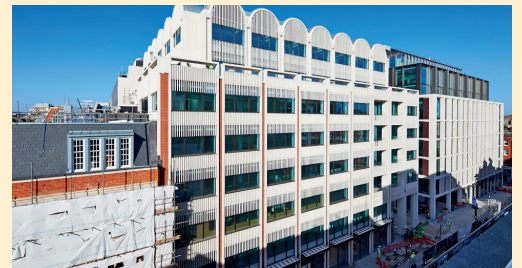
## Contact

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](mailto:b.nixon@sir-robert-mcalpine.com)



Office Blocks 1 from Berners St



Office Blocks 1 & 2 on Mortimer St



Office block 1 balcony



Office Block 2 typical floor plate



Office Block 2 Lift lobby



1<sup>st</sup> tree planted at Fitzroy Place