

**Sir Robert M'Alpine**  
**Contact Information**  
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**Site Operating Hours**  
**Mon – Fri:** 8am – 6pm  
**Sat:** 8am – 1pm



# FITZROY PLACE

Newsletter 35 – December 2014

## Introduction

## OFFICE BLOCK ONE APPROACHING HANDOVER TO FIT OUT CONTRACTORS.



## Works Summary

Cleveland St and Riding House St have both reopened to traffic until the end of January 2015, with Cleveland St remaining the primary point for site deliveries and collections.

Externally, scaffolding removal is due to complete from the residential blocks by the end of January; with balcony and balustrade installation works predominate across the site. Inside the site, the remaining hoist (external lifts) will be decommissioned in January and internal lifts are being used for access on both office buildings and inside most of the residential blocks.

With the commercial units handing over for fit out, works in the residential blocks concentrate on completing partitioning, with the installation of kitchen units, fitted furniture, stone flooring, wall tiles and sanitary ware. Second fix electrical and plumbing installation works are also on-going across all most of the residential buildings.

## Phasing Plan



## The upcoming activities to the end of January 2015

Riding House St and Cleveland St have now reopened to traffic and will remain open until the end of January.

Mortimer St, footpath works will reach a status in front of Office Blocks on Mortimer St so that footpath can be reopened.

Scaffolding will be completely removed from the Nassau St façade.

Waterproofing and landscaping works will continue to the podium and around the chapel.

Block 5: Internally, air and acoustic testing is on-going. With timber floor, kitchen and wardrobe fit-out progressing across the block.

Block 6 & 7: Scaffold removal will complete to all façades, with air and acoustic testing being on-going.

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

1 Fitzroy Place & 2 Fitzroy Place will be approaching handover to fit out contractors.

# FITZROY PLACE

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## Traffic Routes

With Cleveland St and Riding House St reopened, Gate 4 on Cleveland St will continue to be used for loading /offloading.

The new security office on Riding House St will continue to take small deliveries to ease the pressure on Cleveland 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 will be maintained throughout the works.

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## 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.

All of the solid 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 have now reopened, with Cleveland St closing again from the end of January.

## Status

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

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## 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.

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## Site Closure over the Christmas Period

The site will be open and operating under a reduced capacity on Monday 22nd and Tuesday 23rd December. The site will be closed from 24th December – 4th January (inclusive). During this period, as always, the site will be manned by 24 hour security and the freephone number telephone will remain available for use.

## 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)

**Season's Greetings from all at Fitzroy Place.**

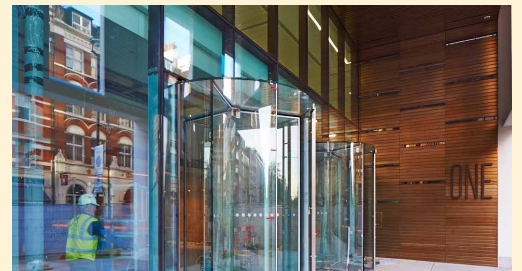
**exemplar** Sir Robert  
**M<sup>C</sup>ALPINE**



Office Blocks 1 & 2 on Mortimer St



Mortimer St Nassau St junction



Office Block 1 entrance



Office block 2 roof terrace from the courtyard



Residential blocks 6 & 7



Cleveland St Riding House St junction