

**Sir Robert M'Alpine**

**Contact Information**

**Bruce Nixon**

Community Liaison Manager

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**Site Operating Hours**

**Mon – Fri:** 8am – 6pm

**Sat:** 8am – 1pm

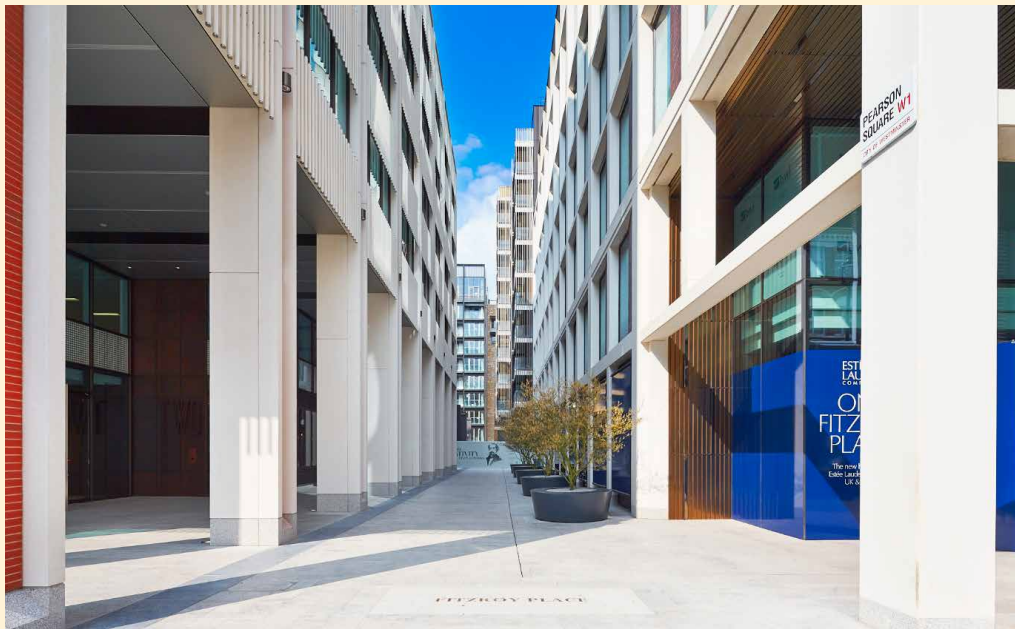


# FITZROY PLACE

Newsletter 38 – April 2015

## Introduction

## PLANTING ENHANCING NEW COMMERCIAL BUILDINGS



## Coming month's activities

Cleveland St will remain closed until mid May with final surfacing and 'white lining' completing towards the end of May.

Riding House St will be closed from 7th to 19th April, with back up dates of 20th April to 4th May in order for Thames Water to carry out replacement fire hydrant works.

Remaining hoarding panels removed from the junction of Nassau St and Mortimer St.

Paving works will recommence in Nassau St and are expected to continue for 5 weeks.

The London Plane tree was delivered to site on Saturday 18th April, delivery made via Gate 4.

## Works Summary

Externally, scaffolding removal is now complete.

All of the hoardings have now been removed.

Cladding / glazing and balustrade installation works continue across the site.

Gate 4, on Cleveland St, continues to be primary point for site deliveries and collections; with the security office on Riding House St accepting delivery of smaller parcels.

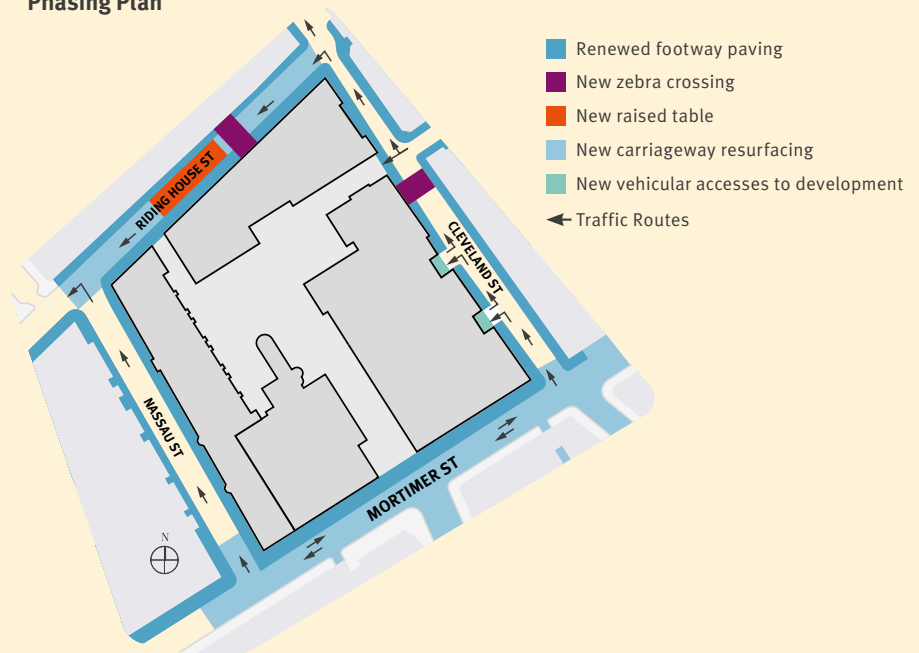
Waterproofing and hard landscaping continue across the rear of the internal courtyard, with landscaping works complete to the new hoarding line, to the rear of Office Block 2.

Internally, partitioning works continue to residential areas with the installation of kitchen units, fitted furniture, stone flooring and wall tiles along with sanitary ware.

Electrical and plumbing installation works are also on-going across all residential blocks.

All commercial units have been handed over.

## Phasing Plan



# FITZROY PLACE

## Traffic Routes

Cleveland St remains closed to traffic from Mortimer St. The section of road from Tottenham St to Riding House St is closed for improvement works, after these works complete, Cleveland St will remain closed for a further four weeks for final resurfacing works.

Gate 4 on Cleveland St will continue to be used for loading /offloading throughout this period.

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.

Pedestrian access to completed buildings will be maintained throughout the 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 temporary fence site hoarding on Mortimer St, in front of the new buildings has now been removed; and site hoarding has now been sited further into the development behind the office blocks.

## Westminster City Council is improving the streetscape surrounding the new Pearson Square development

Programme work dates: extended until end of June 2015

- 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 Well 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 signalised junction at the junction of Mortimer St, Cleveland St, Newman St and Goodge St
- Improved parking layout, public lighting and drainage throughout

## Status

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

As always, the site will be manned by 24 hour security and the freephone number telephone will remain available for use.

## 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.

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 questions and some progress photography.

[www.fitzroyplacecommunity.com](http://www.fitzroyplacecommunity.com)

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)

**Community Liaison Manager Bruce Nixon.**



Mortimer Street / Nassau Street



Nassau Street Façade



Percy & Founders



Cleveland Street Road Improvements



Riding House Street Nassau Street Junction



Waterproofing and Hard Landscaping Underway