

FITZROY PLACE

Newsletter 5 – April 2012

WORK CONTINUES AS PLANNING CONSENT ISSUED



Introduction

Welcome to our fifth Fitzroy Place newsletter which summarises last month's activity and informs our neighbours of future development activities on the Fitzroy Place site.

An important project milestone was reached last month as full planning consent was received following completion of the s106 agreement, which formalises the package of community benefits and contributions.

Works Summary:

Enabling Works continue to progress well on site and remain on programme. Further works are to be added to McGee's Enabling Works package which will take their works beyond the current 30th April completion date and will allow them to merge seamlessly into main contract works in the summer.

Works in the previous month focused on preparations for the stabilisation works and installation of the steel walls to stabilise the perimeter. This work has been predominantly around the perimeter of the

site on Nassau Street, Riding House Street and the north end of Cleveland Street. These steel walls are hydraulically pushed with no impact so neighbours should not have noticed much noise or vibration. There are occasions where solid below ground elements get in the way, and these need to be broken up and removed, however this is limited.

Due to the focus of stabilisation works, truck movements to and from the site have been limited.

McGee Contact Information

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Site Operating Hours

Mon – Fri: 8am – 6pm

Sat: 8am – 1pm

Key dates – Enabling Works

Works started: 12th December 2011.

Completion date: 30th April 2012.

Duration of works: 20 weeks.

Works are to be added to the Enabling Works contract that will extend beyond 30 April 2012.

The coming month's activities

- Carry out pre-augering for the perimeter stabilisation works along the Cleveland Street and Nassau Street elevations.
- Install perimeter stabilisation to the Cleveland Street, Nassau Street, and Mortimer Street (west) site perimeters.
- Commence installation of the 10 Mortimer Street, retained façade steelwork and scaffolding, and begin internal soft strip works.
- Complete works around the Chapel perimeter to allow stabilisation works and then commence stabilisation works.
- Continued excavation of ground material.



Start of the month



End of the month

FITZROY PLACE

Traffic routes:

As many neighbours will now be aware, we have two gates on the site that allow vehicle movements, one on Mortimer Street and one on Cleveland Street, opposite Tottenham Street. Access at any point in time depends on whether there is work being undertaken around the entrance, which may prevent it from being used, in which case the other entrance will have to be used. When the Mortimer Street entrance is used, vehicles will leave east along Goodge Street and then north up Tottenham Court Road. When the Cleveland Street access is used, vehicles leave north up Cleveland Street, then east along Maple Street and north up Tottenham Court Road.

For the next three weeks the Mortimer Street entrance will be used and the Cleveland Street entrance will remain closed whilst the stabilisation works are being carried out along the Cleveland Street frontage. For the few weeks after that, the Cleveland Street entrance will be used as stabilisation works are carried out on the Mortimer Street frontage.

In the last few months traffic movements have been relatively light as work has focused on the stabilisation works on site. In the coming month, more site excavation will be undertaken which will generate circa 30–40 lorry movements per day to remove the excavated material.

Whilst the Cleveland Street entrance is being used it is particularly important that measures are in place to cater for pedestrian movements at key times with regard to the neighbouring All Souls School. A third traffic marshal is used at 0815–0900 and 1445–1530 hours if lorry movements are high. If traffic movements are low, one of the two permanent marshalls escorts the lorry past the school as it leaves the site.



Diamond drilling for chapel stabilisation works



Stabilisation works on Nassau Street

Neighbourly Matters:

In relation to the previous month, reports from our noise, dust and vibration monitoring equipment show that impacts were within permitted Westminster City Council levels.

Whilst dust levels are within acceptable levels, we are conscious of this impact on neighbours and are undertaking appropriate levels of dust suppression in the face of unseasonably dry weather and water preservation. These include restricting vehicle and plant movements on site and ensuring that canopies are on lorries carrying demolition material before they leave site.

During April there are relatively limited works that are expected to have any noticeable impact on

neighbours. The continuation of digging and removal of fill from site will increase the traffic movements from the previous few months. The installation of perimeter stabilisation piles will continue however it seems the method we are using seems to be having limited or no impact on neighbours.

Marc Byrne, the Community Liaison Manager continues to visit several local residents and businesses to explain the nature of the ongoing works and mitigation in place to reduce levels of disturbance to the local community and remains on hand to deal with any queries from neighbours relating to activities on site. Please call him if you have any concerns on 07867 806 354.