

# NEWSLETTER

September 2024



Welcome to our latest newsletter. These newsletters are produced fortnightly to let you know what is going on at 1 James Street and how it may affect you.

Whilst we are taking all practical precautions to mitigate the effect of the works on the building and surrounding neighbours, some inconvenience will be experienced. We would like to take this opportunity to thank you for your understanding during these works.



## CONTACT US

For any questions, please contact us:

**Email:** [info@1jamesstreet.co.uk](mailto:info@1jamesstreet.co.uk)

**Phone:** 0800 193 0884

For queries out of hours and in emergencies, the below contact details can be used:

**REA-KWON WARREN** | Logistics Coordinator

Faithdean PLC

[realogistics.1jamesstreet@hotmail.com](mailto:realogistics.1jamesstreet@hotmail.com)

07599 152 480



## Bird Street Road Closure

- Bird Street road closures have been permitted by Westminster City Council until 30/04/25. Closures will take effect during: (exc. bank holidays)
  - Monday - Friday 08:00 till 18:00
  - Saturday - 08:00 till 13:00
- We have a system for planning access to Bird Street - if you would like to arrange a time slot for access - please contact Rea-Kwon Warren in advance



## PLANNED SITE SET UP

- Scaffolding & hoarding day works on James, Barrett & Oxford Street continuing.
- James Street elevation Level 5 terrace scaffolding to Level 7 roof
- Bird Street contract crane lifts on the 11th September



## PLANNED & CURRENT WORKS

### Internal demolition, investigative works and maintenance

- Maintenance, refurbishment and construction of lifts
- Retail area drylining, ceilings and partitions

### Other Works

- Removal of reception windows on Level 1, temporary hoarding will be installed until new windows are fitted
- James House reception works continue
- Level 7 Roof plant strip out will need to be disassembled on roof before removal.
- Level 7 Roof, a channel will be cut in the Oxford, James & Bird Street's coping (outer edge) on the South end.
- Level 7 Roof break out of roof structure and new concrete plinths
- Level 7 Roof waterproofing
- Level 2 floor preparation & screeding
- Facade stone repairs
- Internal demolition
- Internal and external brick & blockwork.
- Deliveries & waste removal

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### CONTACT US

We have launched our community liaison hub, which will act as a central source of information to find up-to-date information, dates of the next community liaison group and how to contact us.

Visit our website at [www.1jamesstreet.co.uk](http://www.1jamesstreet.co.uk) or use the QR code to find out more.



### HEALTH & SAFETY

Faithdean PLC takes the Health & Safety of all staff, operatives and the general public very seriously. Faithdean has a dedicated Health & Safety Management team that carries out regular site inspections.

Health & Safety inspections will be undertaken fortnightly from the commencement of works and issued within our monthly progress report.

Faithdean PLC is proud to be associated with The Considerate Constructors Scheme, Improving the Image of Construction. Faithdean was awarded a performance beyond compliance certification in October 2023.



### HOURS OF OPERATION

Monday to Friday      Between 08.00hrs to 18.00hrs

Saturday                Between 08:00hrs to 13:00hrs

Noisy works, including drilling and cutting into the fabric of the building will be restricted to a 2 hour on, 2 hour off protocol. All other construction work will continue throughout the hours of operation.

The building is occupied on Levels 4 and 6. Therefore cyclical maintenance works may be carried out, out of hours by the building management.