

NEWSLETTER

November 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 may 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

Phone: 0800 193 0884

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

REA-KWON WARREN | Logistics Coordinator

Faithdean PLC

realogistics.1jamesstreet@hotmail.com

07599 152 480



PROGRAMME UPDATE

The works at 1 James Street has now crossed the halfway point as we approach our expected completion date in early Spring 2025. We want to thank you for your patience with regard to our works so far, and we look forward to sharing more updates as we get closer to opening the new spaces.

Community Liaison Group (CLG)

- On November 13th from 6pm-7pm we will hold a CLG via zoom, this will be an opportunity to ask your questions
- Register to attend via the QR code or email info@1jamesstreet.co.uk



PLANNED SITE SET UP

- Scaffolding and hoarding day works on James, Barrett & Oxford Street continuing.
- Sub-basement scaffolding on Bird Street.
- Bird Street new door opening
- Oxford & James Street's scaffold removal.
 - Westminster Council Out of Hours licence has been applied for
 - Once the days are agreed, notice will be given to residents



PLANNED & CURRENT WORKS

Internal demolition, investigative works and maintenance

- Maintenance, refurbishment and installation to lifts.
- Retail area drylining, ceilings and partitions.
- Structural steel infills levels 1 and 2.

Other Works

- Phase 1 reception works.
- Level 7 Barrett Street builder's work.
- Level 7 Roof, new timber floor and waterproofing.
- Roof terrace plinths, break out and casting of new plinths.
- Barrett Street curtain walling and doors.
- Level 1-3 screeding and window installation
- Facade stone repairs.
- Internal demolition
- Internal external brick and blockwork.
- Deliveries and waste removal.
- Internal mechanical and public health works.

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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 or use the QR code to find out more.



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 to 18:00
 - Saturday - 08:00 to 3:00
 - Road closure licence no. HIGH58397
- 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 and Dominic Cummins (d.cummins@faithdean.co.uk) in advance.



HOURS OF OPERATION

Monday to Friday Between 08.00hrs and 18.00hrs

Saturday Between 08:00hrs and 13:00hrs

Noisy works, including drilling and cutting into the fabric of the building will be restricted to a two hour on, two 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.



HEALTH & SAFETY

Faithdean PLC takes the health and 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 and 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.