

23 February 2018

1 Triton Square refurbishment Monthly Newsletter

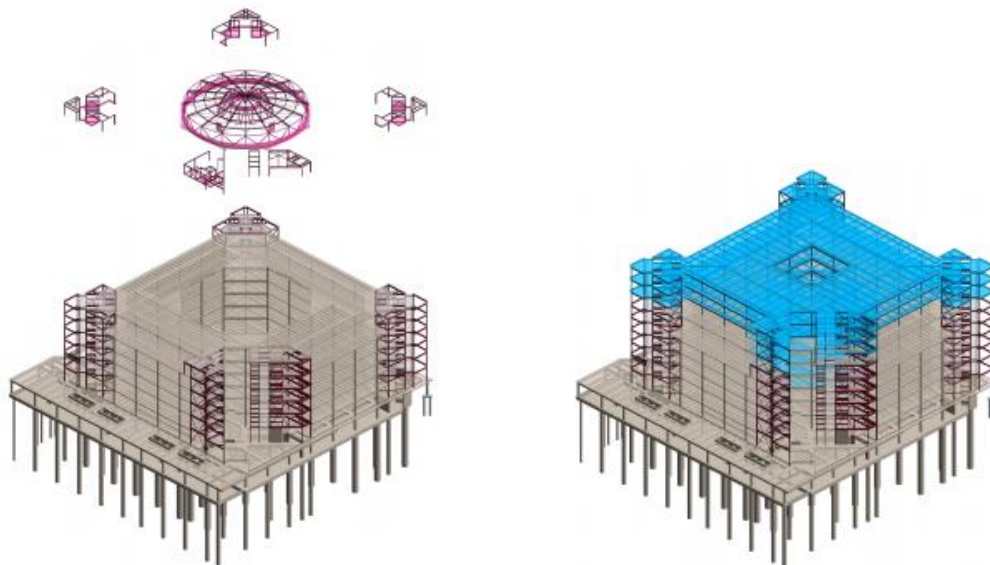
Welcome to the February edition of the 1 Triton Square Development Newsletter.

What has happened since the last update?

We held a successful consultation with our neighbours, on and around the campus, which was well attended. Project boards were available along with a number of the construction team to talk through our methodology and site logistics. The team has been busy finalising the design and getting ready to start on the 1st March.

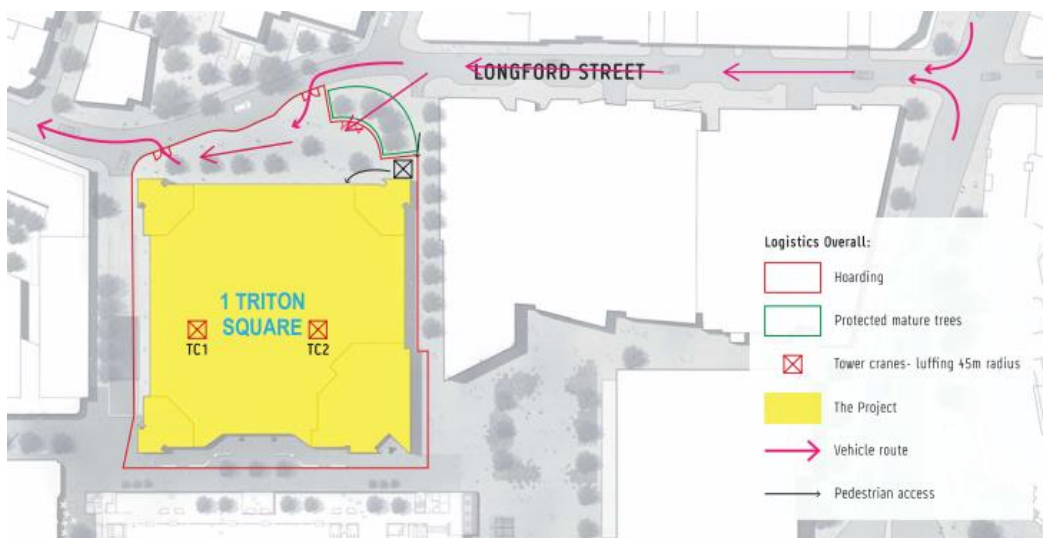
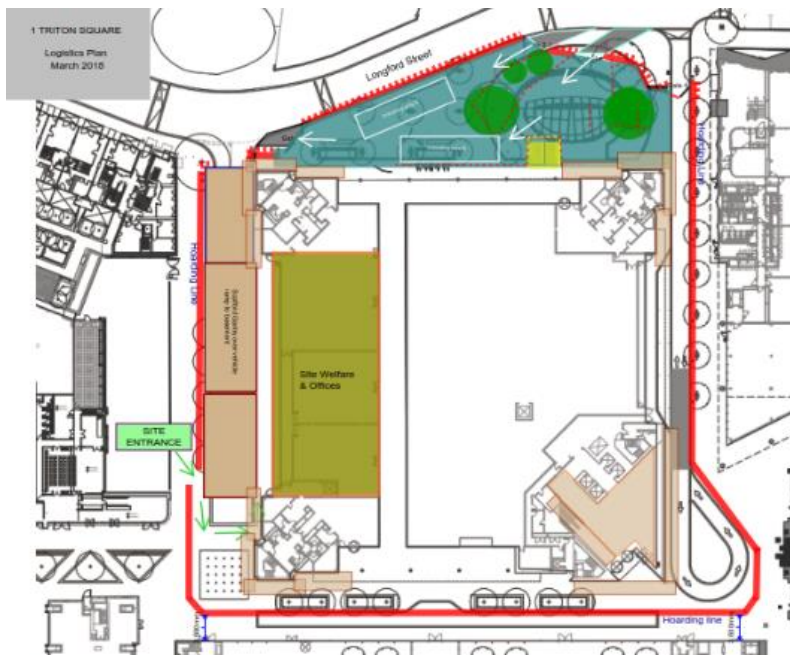
Scope of our works

- Full building strip out including the atrium roof (purple)
- Refurbishing the external cladding screen
- Modifying the basement substructure
- Infilling the large atrium
- Extending the building by three floors (blue)
- Re-glazing the building
- New landscaping around the building



What's happening over the coming weeks?

Construction will commence on 1st March 2018, and over the course of the first few weeks the construction team will be erecting the site hoarding to create a safe construction zone for the duration of the works. Plans have been developed to ensure minimal disruption to the general public and users of the campus whilst these site establishment works are undertaken. The hoarding line is outlined in the diagrams below.



As well as establishing the construction site, the construction team will begin preparing the North Service Yard (adjacent to Longford Street) for site deliveries. These works include installing the tree protection barriers and the removal of the existing hard and soft landscaping works in the vicinity. The existing plants in Longford Street have been found a new home at nearby Regent High School.

The North Service Yard will become the main logistical area on the site and will deal with most of our deliveries. Some of our deliveries will need to go down into the basement where we will have a number of trained supervisors ensuring they get parked safely in the existing 1 Triton Square loading bay.

In order to keep other campus users safe, we will be changing the existing ramp down into the basement to a single lane roadway which will be controlled by traffic lights. We will also be installing a dedicated and protected route for cyclists who use the ramp, to keep a safe distance from the delivery vehicles. Traffic marshals will be on site during all construction working hours to ensure this operation runs smoothly.

The team will install a scaffold gantry over the ramp into the basement which will double up as protection for vehicles and pedestrians using this area. This will also be home for the site offices and welfare units.

Whilst the project is being made secure and safe externally, the building itself will be receiving some vital enabling works to allow for the deconstruction works to commence in the coming months. These include preparing the basement for soft strip activities and preparing the atrium for the 7 storey scaffold. This is required to dismantle the atrium roof and clear the Mechanical and Electrical Plant located on the current roof which will house our 2 tower cranes.

For any queries, please contact the team below:

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