



Above: the newly completed Courtyard apartments and orchard garden, and artist's impression (below)

## CONTACT US

If you have any concerns or feedback, please contact Henry Construction:

**Maria Cunnea - Resident Liaison Officer:**

07594 056 620

[mcunnea@henryconstruction.co.uk](mailto:mcunnea@henryconstruction.co.uk)

**Dedicated email address for residents:**

[circusstreetresidents@henryconstruction.co.uk](mailto:circusstreetresidents@henryconstruction.co.uk)

**Out of Hours Site Security:**

01924 849319

**Residential** (manned security 4pm – 7am):

07376 633369

**Kaplan Living:** 01273 059088

[LivingBrighton@kaplan.com](mailto:LivingBrighton@kaplan.com)

or the reception desk (24-hour)



# CIRCUS STREET

## Construction Newsletter No.20 February 2021

Dear Neighbour,

We hope that you and your families are keeping safe during the current lockdown and we would like to thank you for your continued patience.

With the completion of the residential buildings in December 2020, we have seen the occupancy commence and have now opened up pedestrian access through the landscaped courtyards. Circus Street roadworks and footpath works continue and are open for access only at the present time.

Construction works are continuing to the Office and to The Dance Space after a noticeably slower start in January 2021, in part due to Brexit now being in place and also the current Covid-19 restrictions. Please be assured that Henry Construction continue to carry out works under government guidelines on social distancing and implementing Covid-19 procedures, as do our roadworks contractors. Please contact us if you have any questions or concerns, via the details listed below.

**The Circus Street Team**

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

## RESIDENTS' MEETINGS AND UPDATES

While government Coronavirus guidance for social distancing and limited travel remain we must continue to postpone our monthly residents' meetings, until further notice.

Updates and information will instead be available via this newsletter, both online and in print. The online newsletter is updated monthly, and the printed version delivered quarterly.

To view the newsletter online please visit our website, where you can also subscribe to receive the updates via email, at [www.circusstreetbrighton.com/construction/newsletter](http://www.circusstreetbrighton.com/construction/newsletter)

## COMMUNITY NOTICEBOARDS

These monthly updates will also be posted on the Circus Street community noticeboards at Milner Flats, Kingswood Flats, Nelson Place and Ivory Place. Henry Construction will also post information here on window cleaning dates, upcoming events and updates.

## WHAT WILL BE HAPPENING ON SITE - FEBRUARY 2021

- Completion of roofing, continuation of cladding, installation of windows, and internal works to The Dance Space
- Continuation of roofing, installation of top floor windows, and internal works to the Office
- Continuation of ground floor window installation along Circus Street, and removal of hoarding
- Completion of internal snagging works to residential buildings and retail spaces
- External works to the public square within the site has commenced and will continue
- Commencement of the new landscaping of Carlton Row on 15th February 2021

## ROADWORKS

- Circus Street remains partially closed to vehicles whilst upgrading works take place. Carriageway works are expected to be completed in February, however the footpath works will continue on both the eastern and western sides
- Footpath works are complete on Morley Street between Grand Parade and Circus Street
- Commencement of works to Kingswood Street footpath in mid-February
- Roadworks are expected to complete in April 2021

## WORK HOURS

Due to construction being impacted by the coronavirus pandemic, Brighton & Hove City Council have granted Henry Construction permission to extend working hours on weekdays until 8pm, Saturdays 8am – 3pm and Sundays 8am – 1pm.

## CARLTON ROW LANDSCAPING WORKS

Henry Construction recently notified residents that works will commence in mid-February for approximately 12 weeks. During February Henry Construction will:

- Set up safety measures and remove timber hoarding, but existing railings will remain in the interim, as a barrier to the development
- Remove the bike enclosure, lighting columns and planters, starting from the Kingswood Street end
- Hard landscaping will then commence from the Morley Street end of Carlton Row, continuing southwards in four sections, during March, April and May 2021

## OUR COMMITMENT TO OUR NEIGHBOURS

- Works will only take place during the agreed hours
- Traffic marshals manage site logistics and deliveries, and ensure that lorries do not cause obstruction
- Daily litter picks continue, to ensure no construction waste material has come from the site
- Henry Construction continue their efforts to minimise noise, vibration and dust



## SITE SECURITY

The site is secured with hoardings and gates, and as the road works progress timber hoardings will be removed and replaced with heras fencing and gates. Out-of-hours manned security remains.

## COMPLETION DATES

- Residential occupation has commenced. The managing agent is on site between 8.30am – 4pm weekdays, with manned security 4pm – 7am every weekday and 24-hour at weekends.
- Office building is due for completion at the end of March 2021, new tenants will move in after their internal fit out.
- The Dance Space will be the final building to be finished, in June 2021, after which South East Dance will announce the opening date via their website [www.southeastdance.org.uk/the-dance-space](http://www.southeastdance.org.uk/the-dance-space)