



The Courtyard with newly completed residential buildings and garden, and artist's impression (below)

CONTACT US

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

Maria Cunnea - Resident Liaison Officer:

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mcunnea@henryconstruction.co.uk

Dedicated email address for residents:

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
or the reception desk (24-hour)



CIRCUS STREET

Construction Newsletter No.22 April 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 The Dance Space after a noticeably slower start in early 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

RESIDENTS' MEETINGS AND UPDATES

While Coronavirus guidance for social distancing and limited travel remains, we have had 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 a printed version delivered four times a year. 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

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 - APRIL 2021

- Completion of roofing, continuation of cladding, installation of windows, installation of the spiral staircase, and internal works to The Dance Space
- Removal of scaffolding to The Dance Space and commencement of external works
- Completion of roofing, installation of top floor windows, and internal works to the Office building
- Completion of ground floor window installation along Circus Street,
- Completion of internal snagging works to residential buildings and retail spaces
- Continuation of works to the public square within the site
- Continuation of the new landscaping of Carlton Row

ROADWORKS

- Circus Street remains partially closed to vehicles whilst upgrading works take place. Carriageway works are expected to be completed in April; however, the footpath works will continue on both sides, and to Kingswood Street footpath, and the removal of timber hoardings.
- Roadworks are expected to complete in May 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

Landscaping works commenced mid-February and will continue for approximately 12 weeks.

Hard landscaping commenced at the beginning of March to section one (outside Milner Flats 41-48). This involved the removal of the existing planters and pathway, followed by paving of this area.

Hard landscaping will continue through the other two sections during April and May 2021

OUR COMMITMENT TO BEING BETTER 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 buildings have been completed and occupation has commenced. The managing agent is on site between 8.30am – 4.30pm Monday to Friday, with manned security 4pm – 7am every day
- Office building completion at the end of May 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