

CIRCUS STREET

Construction Newsletter No.25 Summer 2021

Dear Neighbour,

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

With the completion of the residential buildings last December, we continue to see a steady increase in the occupancy of these units and have opened up pedestrian access through the landscaped courtyard and public spaces. This summer will see all the buildings on site fully completed, with the final public square expected to complete and open in late summer/early autumn 2021.

The 19th of July 2021 will be a key date for us all as we attempt to return some form of normality, although Henry Construction will continue to follow government guidelines on Covid-19 safe working practices, as will our roadworks contractors.

The Circus Street Team

www.circusstreetbrighton.com

RESIDENTS' MEETINGS AND UPDATES

We have had to postpone our monthly residents' meetings, but with the lifting of Covid-19 restrictions on 19th July, we will consider if appropriate for a final residents' meeting to take place. Contact will be made with the chair of the residents' association and details made available via the next newsletter.

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

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.



Below: artist's impression of the new public squares



Above left: artist's impression of The Courtyard public space, and right; completed residential buildings with orchard and wildflower lawns (July 2021)

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 Dedicated email address for residents:

circusstreetresidents@henryconstruction.co.uk

Henry Site Security: 01924 849319

Residential (manned security 4pm – 7am):
07376 633369

Kaplan Living: 01273 059088
LivingBrighton@kaplan.com
or the reception desk (24-hour)

WHAT WILL BE HAPPENING ON SITE - SUMMER 2021

- **Office and Dance Space buildings:** completion of external works, cleaning of facades, completion of the internal finishing including commissioning, commencement of final client inspections, and final snagging
- **Public square:** erection of temporary hoarding around site compound area and continuation of the external works
- **Carlton Row:** continuation of the new landscaping, including planting, fencing and lighting

ROADWORKS

- Kingswood Street/Grand Parade junction remains closed for road works, with traffic redirected via Circus Street; these works are on track to be completed on 23rd July 2021
- Tarmac works to Morley Street have been completed
- Footpath works to Kingswood Street will continue to late July 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

Following the consultation with Milner and Kingswood residents on the fence and railings, soft landscaping and planting works have now begun. Installation of the railings will commence shortly, followed by the pergolas and benches; final planting and soft landscaping completed by mid-August. Once these works are complete, the top layer of the footpath will be laid.

PUBLIC SPACES

The Courtyard between the residential buildings has been landscaped and planted with a crab apple orchard and wildflower meadow turf, which is now coming into flower. The central Market Square is now partially open and will be completed along with the Office and The Dance Space, with a feature elm tree to be planted. The final public square at the southeast part of the site will be hoarded and completed with landscaping, trees and seating; expected opening is late summer/early autumn 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
- Regular maintenance of the landscaping is now in place and will continue once Carlton Row is completed



SITE SECURITY

- The site is secured with hoardings and gates
- Out-of-hours manned site security remains
- The residential managing agent is on site 8.30am-4pm Monday to Friday, with manned security 4pm-7am every day

COMPLETION DATES

- Residential buildings are complete and occupation continues
- The Office is due for completion late July 2021; final inspections and snagging will then commence. New tenants will move in after their internal fit out.
- All street level retail and workshop units are now complete. Local commercial agents have been appointed; more details at www.circusstreetbrighton.com/retail
- The Dance Space will be the final building to be finished in late July 2021; final inspection and snagging will then commence, after which South East Dance will announce the opening date via their website: www.southeastdance.org.uk/the-dance-space