

WELCOME

WELCOME TO YOUR NEW BI-MONTHLY NEWSLETTER

designed to keep you informed as to the construction activities on site. Every two months we'll update you on upcoming activities and site work which could affect you if you live or work at, or near, Finzels Reach.

In this July edition we have highlighted the work being undertaken on Cask Store – our 38 apartment scheme next to the Floating Harbour, our Premier Inn build, Aurora and of course the bridge.

COUNTERSLIP & BATH STREET

Negotiations and planning work with Bristol City Council has almost finished that will allow us to begin the installation of a Toucan pedestrian crossing at the end of Old Temple Street. This will provide a much needed safe crossing route over Counterslip next to Bridgewater House.

Bath Street is to be repaved shortly using the existing cobbles where possible to provide a smoother surface on which to walk and cycle. This will be undertaken in stages to allow adjoining businesses and residents unrestricted access to their properties. Finzels Reach estate manager Richard Thomas will be in touch with those who might be affected shortly.

A NEW BRIDGE FOR BRISTOL



You may have noticed that work has started on the new bridge linking Finzels Reach and Redcliffe, Castle Park and Cabot Circus.

Work has nearly completed forming the new landing area in Castle Park with improved lighting, cycle access and planting to be installed shortly. A series of bat boxes are to be installed to encourage the bats to roost. There is already an established bat corridor along the Castle Park side of the Floating Harbour and we have had to take great care in ensuring any new lighting does not interfere with the bat's flight path.

The ferry landing stage is also being upgraded as part of the work that will offer improved access and encourage more users of the ferry services.

The adjacent photograph shows the jack up barge in place. This is used by our contractor, Swansea based Andrew Scott, to form a stable temporary floating platform on which their machinery can work. The picture shows the first pieces of structure being installed to form the new landing stage. Piling will also start shortly.

The second picture shows part of the main steel bridge structure being produced by CTS Structures based in Yorkshire. From there the curved steel beams will be delivered by lorry to a wharf on Cattle Market Road near to

Bristol Temple Meads. They will then be floated along the Harbour by barge and lifted into position. We remain on programme to open the bridge by Christmas.



ESTATE UPDATE

Whilst construction work is being undertaken across the development, Richard and his team will try and ensure any residents, businesses or visitors are inconvenienced as little as possible. The timings of refuse collection, window cleaning and landscaping maintenance may need to be adapted slightly to work around any significant construction plant deliveries but Richard and his team will keep you informed. It's therefore worth everyone ensuring Richard has up to date telephone and email contact details. Richard can be contacted on 0117 927 6120 and estatemanagerfinzelsreach@live.com

WORK STARTS ON AURORA

Occupying a gateway position on Finzels Reach, the Aurora office building is set for construction completion at the end of 2017.

The excavation to form the basement level car park is nearly completed and the concrete piles, floor, walls and columns that form the structural basement elements are progressing well and will complete in October.

The office superstructure frame is also formed in concrete and this will start to be constructed following the erection of the Aurora tower crane in September.

Gavin Bridge of Cubex commented, "I am delighted to have appointed

the Bristol office of Willmott Dixon to construct Aurora. They have excellent sustainable credentials and Gareth Thomas, the site based project manager, has significant experience of working on complex urban sites. I'm also looking forward to seeing the contemporary designed building, particularly the full height atrium facing Generator on East Tucker Street, appearing from behind the hoardings as we approach the end of this year."



PREMIER INN



The 168 bedroom Premier Inn is taking shape with the foundations now largely complete. When the hotel opens in the summer of 2017 it will provide up to 80 jobs as well as much needed hotel accommodation in this part of the City.

The tower crane was recently erected that will allow the concrete and steel hotel frame to be built. This follows an extensive concrete piling operation that involved liquid concrete being pumped into position along tubes from the concrete lorries parked on Counterslip.

The type of piling, bored piles, was specifically chosen as they can be installed without significant vibration or noise.

Project Manager, Phil Allsobrook of RGB Group, thanked residents for their patience, "We appreciate that the construction project has an impact on residents and we're doing our best to minimise any disruption by carefully planning ahead with our specialist subcontractors and suppliers. Thanks for your understanding, especially regarding construction vehicles on site as these can be quite large due to the size of some of our plant and machinery deliveries."

CASK STORE

Work on Cask Store continues. The frame has been completed and over 50% of the roof has been installed.

The lift and stair core has also been finished and the internal partitioning has been laid out across half of the apartments. The utility services for a number of the apartments have also been completed. As each apartment is unique it has been a real challenge for the site manager at our contractor Bray & Slaughter to ensure that the new steelwork frame that supports the apartment building is installed in exactly the right place without disturbing the retained façade. We have also had to ensure that the floors of each apartment line up perfectly so as to afford the very best view through the new windows in the restored façade. It's been one of our toughest builds working next to the Castle Wharf and Malt House apartments and the Floating Harbour but we will be finished early in January.

WORKING HOURS

MONDAY TO FRIDAY

Working hours are 8.00am to 6.00pm.

SATURDAY

Working hours are 10.00am to 5.00pm.

SUNDAY

Working is only permitted by prior consent with Bristol City Council.

FINZELSREACH.COM

07703 684008 (24 Hour) or 0117 927 6120

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