

76-78 SALUSBURY ROAD NEWSLETTER – APRIL 2021

Dear resident,

This newsletter is to provide an update to our works over April and those upcoming in May at 76-78 Salsbury Road

UPDATE ON WORKS

Our contractor, JAAP Property, are now on site and have undertaken the strip out of ground floor. This is progressing to plans and we will be able to start the construction phase at the start of the second week in May.

All works are progressing broadly to schedule and plan, although of course it is early days!

During our strip out we have also reconsidered the location of the lift, primarily because of the challenges of placing a lift shaft through the building. It has become apparent that the most effective location is in the rear courtyard adjacent to the toilet block, where we feel it will have very little visual impact but service the building much more effectively. We have commissioned a Noise Impact Assessment that will establish the standard that we need to meet to ensure the lift does not disturb any residents.

We are also considering fitting a ramp at the front entrance to improve mobility access, but this will protrude to the edge of the pavement over where there are currently cobblestones. We will therefore be submitting an additional planning application for both lift and ramp once we have received the noise impact assessment.

Finally, we are retaining some of the internal design features of the building, such as most of the stained-glass panels and some of the oak work and wooden signage. This is so we have the option to incorporate it into later design work, and therefore retain some of the building's heritage.

EXTERNAL WORKS

Much work in the next month will be internal, but we do need to undertake some drainage work to the rear of the property which will probably require mechanical digging. It is not anticipated to be substantial or of a long duration and is within the 'courtyard' to the rear so will not impede access to the road or car park.

SITE OPERATIONS

The delivery to site of building materials and equipment will commence in the coming days as we prepare for the construction, so please be aware that lorries and deliveries will be accessing the service road.

If a vehicle is obstructing the road or you require access, please contact Yuris on the number below and he will be able to assist, or contact ICMP's Head of Facilities, Chris Catchpole.



Pete Whittard

Business Development Director

PROJECT CONTACTS

JAPP Properties. Jaap Property, 3rd Floor, 207 Regent Street, West End, London, W1B 5TH. If you have any questions or concerns regarding site works, please feel free to contact Yuris Tertula (07787 830 953)

ICMP. 1b Dyne Road, Kilburn, NW6 7XG. Tel: 020 7328 0222. If you have any questions or concerns, please feel free to contact ICMP Chris Catchpole (Head of Facilities) on chris.catchpole@icmp.ac.uk.

Veale Associates. 16 North Rd, Stevenage, SG1 4AL. Tel: 01438 747666. If you have any questions or concerns, please feel free to contact Eloise Veale on eloise.veale@vealea.com