

Keeping you up to date with Portergate Property Management's new Friargate development

Introduction

Welcome to the first newsletter keeping you informed about work on the Friargate student and key worker accommodation project.

This is the first of a series of newsletters, for local residents, tenants, visitors and students who live and work in the local area around the Friargate development.

This and future newsletters will provide you with information on the different phases of this project, including changes to access arrangements during the course of the development.

The project provides contemporary and sustainable new retail premises together with new accommodation in 1, 2 and 3 bed units for post graduates and apprentices in the city who may be involved in Central Lancashire's high-tech manufacturing sector and the new Lancashire Enterprise Zone.

Architect's Impression



Key Dates

Start Advanced Works on Site: **April 2014**

Project Completion: **Summer 2016**

Key Facts

At the height of the building project around 200 workers will be employed on the Friargate development site.

This will be the biggest building project in Preston and the development will play a key role in Portergate's continued expansion plans in the North West.

The project will deliver two new retail premises and the create 244 bedrooms aimed at providing boutique hotel-style accommodation to students at the nearby University of Central Lancashire (UCLan) and also postgraduates and key workers in the local area in the local area.





Progress to Date November 2014 - July 2015

Eric Wright Construction started work last November. Early work included demolition of the derelict shops along Friargate, the demolition of the former Blitz nightclub, archaeological site investigation works and the setting up of site cabins and hoardings. You will notice the site hoardings coming to life shortly with unique new branding and graphics being designed by Portergate, the developers for the scheme.

Over the next 8 weeks we will make a start on the ground works including the foundations and drainage.

Questions & Answers

Will there be any roadworks or road closures?

We have consent for a partial footpath closure on Great Shaw Street that is now in place and operating as a one way system as you turn off Friargate.

Will parking be affected?

No.

Will there be any noisy periods?

Our normal working hours are 7.30am to 5.30pm. Only exceptional circumstances will see works outside of these times.

**For more information on Eric Wright Construction please visit:
www.ericwright.co.uk**

Interesting facts



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Bamber's Furniture Store - Gone but not Forgotten

The £18m student accommodation complex is being built on land behind Richard Bamber & Son, one of the city centre's best known retailers, a family business servicing the community for more than a century.

The shop was open through four Preston Guilds and started out selling second hand furniture before moving up to offer quality furnishings, including chairs made by the renowned firm HJ Berry of Chipping.

Work to create a bright new future for Preston's Friargate area has unearthed a fascinating glimpse into the historic street's past

During the site archaeological works, the expert archeology team uncovered the remains of four early 19th century homes on Great Shaw Street. The layouts of the small properties, probably workers' homes, were clearly visible, including their flagged floors and a brickwork well.

Medieval times!

Friargate is said to be a street that dates back to medieval times and the area has a long history so more findings could be unearthed as work continues.

Pottery pieces used for dating!

Pieces of broken pottery in the area have been found which is being used to date the homes more specifically.



Archeology North

Lancaster-based Oxford Archeology North (OA North) is continuing its work on the 1.5-acre redevelopment site and archeologist Jeremy Bradley is hopeful of more discoveries.

All about Eric Wright Construction

Code of Considerate Practice



The Considerate Constructors Scheme is the national initiative set up by the construction industry to improve its image.

Companies registered with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. As associate members of the Considerate Constructors scheme we are committed to ensuring our sites comply with the following:

- ✓ Care about **Appearance**
Constructors should ensure sites appear professional and well managed
- ✓ Respect the **Community**
Constructors should give utmost consideration to their impact on neighbours and the public
- ✓ Protect the **Environment**
Constructors should protect and enhance the environment
- ✓ Secure Everyone's **Safety**
Constructors should attain the highest levels of safety performance
- ✓ Value their **Workforce**
Constructors should provide a supportive and caring working environment



Working in Preston

Eric Wright Construction have committed to using local labour and materials where possible while undertaking these works. We will be working with your local jobcentre to advertise any vacancies together with local apprentices throughout the project. The project will generate an estimated 160 construction jobs while the building is happening.



Site Contact Details



Any feedback, suggestions or requests can be directed to our Site Manager, Stephen Harding

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If you would like to receive electronic versions of future newsletters please contact us on the email address above.

Please follow us on:

