

Introduction

Site Newsletter No. 3 : January 2015

This newsletter has been produced to inform surrounding businesses, transport users and the general public of the nature of the development, the parties involved and also our policy and procedures to minimise inconvenience during the course of the building programme. We enclose our first point of contact details for dealing with any issues which may concern you.

Eric Wright Construction and Eric Wright Civil Engineering are delighted to be working in the heart of Blackburn with the local council on this prestigious construction project.

It is our desire to engage with the local community in a positive manner during our occupation of the area. As such we have committed to constructing a sensory garden area within the adjacent Youth Zone building and very much look forward to continued involvement with Laura and the Youth Zone team for the duration of our stay. We will be attending a fund raiser later this month with Maple Grove the development arm of the Eric Wright Group to raise money for the various schemes that they have in mind to help the younger members of the town and surrounding areas

If you have any ideas about how we could reach out into the local community please get in touch.

This site is Considerate Constructors registered which you can read a little more about later in this newsletter.

View of the new office block from Bridge House, Jubilee Street



MAPLE GROVE
DEVELOPMENTS
PART OF THE ERIC WRIGHT GROUP



EUROPEAN UNION
Investing in Your Future

European Regional
Development Fund 2007-13

Key Dates

Start on Site:
November 2013

Building Works Complete:
September 2015

Development Description

- Construction of a high specification 6 storey office building fronting onto Blackburn Railway Station
- Construction of a 60 bed Premier Inn hotel to the rear of the Cathedral
- Re-configuration of the surrounding roads and pavements to allow better public transport links
- A new bus interchange and taxi rank to the railway station
- Extensive public realm landscaping between the new buildings and Blackburn Cathedral

Nature of the Works in the coming weeks

Once again the traffic management system has changed many times since our last newsletter as part of our commitment to keeping traffic flowing through the town centre. The local council team responsible for delivering the scheme have been in consultation with all the stakeholders to keep everyone informed regarding the effects on local businesses, alternative bus routes, diversions and information signage etc. for road users and the general public alike.

Together with Blackburn with Darwen Council, Eric Wright Construction have moved on to a new phase to include further road improvement works up to and around Salford that will be started in early February. Following on in April we will also have similar work to do extending from Bridge House up Jubilee Street to the junction with Darwen Street. Our civil engineering company will be using local ground working contractors to carry out these works to keep jobs in the area wherever possible.

You may have noticed that a new electrical cable has been laid up Jubilee Street and down Pilkington Street. This has been necessary to provide power onto the site but the pedestrian management and vehicle access arrangements have not been handled as well as we would have liked by the utility provider Electricity North West who are responsible for the work. We would like to offer our apologies on behalf of ENW to anyone who has suffered inconvenience as a direct result of this work. We are assured the job will be complete and the barriers lifted by 6th February 2015. Please direct any complaints to us and we will forward them to the relevant person at ENW.

The external railway station canopy roof and the railway station concourse work is complete and the benches to this area will be finished around the 13th February.

The taxi rank is now fully operational again following some kerb re-alignment in the New Year.

Both the Premier Inn and office building structures are currently having facades installed and will eventually be clad in a mixture of stone cladding and glazing that will rival the look of any city centre development in the country.

Our gateman controls movements around the site entrance and will be willing to speak to you should you be in the vicinity and have any questions. Please take care around the site with live traffic passing through all the time.

There will still be busy traffic movement around the site resulting from deliveries and the movement of materials onto and off the site, so please take care when crossing the roads particularly around the site.

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

For further information on the development
please visit: www.cathedralquarterblackburn.com

Questions & Answers

When will the bus interchange be operational and the roads completed to the front of the office block?

Unfortunately the work cannot be completed until hand-over in September as we need the space to construct the office block. We feel sure it will be worth the disruption when this beautiful building is completed!

Where will contractors park?

Some parking for construction workers is provided outside Bridge House within our car park, others will have to use surrounding town centre car parks.

Will there be any particularly noisy periods?

Noise is always kept to a minimum as part of our commitment to Considerate Constructors. We will warn surrounding businesses of any exceptional circumstances in advance.

Architects Impressions of How the Completed Scheme Will Look



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 Blackburn

Eric Wright Construction have committed to using local labour and materials where possible while undertaking these works. We will be working with your local job centre to advertise any vacancies.

Site Contact Details

Our temporary site offices are located in Bridge House on Jubilee Street. The project manager is **Steve Rawlinson** and is available by prior appointment. He can be contacted via telephone on the details below:

Any thoughts, ideas, suggestions, requests or general enquiries should be directed to Steve in the first instance.

T: 07717 485102

E: srawlinson@ericwright.co.uk



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