**Marsh Wall Construction Forum #11 – Construction Updates**

**Date: 13.10.2022**

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| **1** | **Update on Developments:*** Name of development
* Progress on site since last Forum
* Upcoming deliveries, road closures or other key events likely to impact on residents, businesses or workers in the neighborhood
* Any issues / concerns requiring input from other nearby developments
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| **2** | **Wood Wharf*** **Wood Wharf South** - Buildings J1, J3 and E3, E4 substructure progressing and hoping to be up to grade by Christmas.
* **Phase 2** – consists of three buildings progressing at the moment: G1, G5 and G7. G7 Brickwork is progressing up to level 8 at the moment. G1, G5 superstructure up to level 4 and hoping to top out at level 12 by early January 2023.
* **Phase 3 North** - due to commence October 2022, consisting of several buildings to the north of Wood Wharf. The enabling work will commence, and letters have gone out to local residents about potential noisy works there.
* Preston Road diversion works are progressing with completion in 2023.
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| **3** | **Consort Place (previously Alpha Square):*** Work on the main water mains connections will begin in the middle of October 2022 on Cuba Street. Cuba Street at the junction of Manilla Street will be closed for a couple of weeks whilst Thames Water carryout enabling works for the water connections. Also works to the water mains onto the site, which will only affect Manilla Street.
* The main HV power intake so the cables have been run and they are pulled and terminated outside the sites substation, they will then be pulled into the site immediately after the Christmas period. The substation will be energized by the 26 January 2023. There should be no impact on the rest of the borough other than there is one excavation to be done on the Westferry roundabout for a final connection to be made through there, but these impacts should be fairly short term - road closure permissions are in place.
* Essential supply energization as begins in mid-February 2023 for which a minor excavation is required on Marsh Wall. This will be a single lane excavation which will take approximately four or five days and this this takes place late Jan/mid Feb 2023.
* There's a connection to be undertaken from Bing Street, but this shouldn't affect people because that will be a single lane road closure following on from the Thames Water Works.
* Gas Main works commence on the 17 October 2022 which is predominantly on Manilla Street but will also have some impact on the Cuba Street junction. Virgin Media communication ducts need to run across Manilla Street.
* A new crane is coming onto the hotel core, which is due on site before Christmas. No road closures are needed for this.
* **West tower** - RC concrete frame is complete, they 2-storey roof structural steel works are commencing. BMU is due on site in the next few weeks and the cooling towers are beginning to be lifted onto the roof as well. The unitized panels are now up to level 32.
* The steel frame is clad with a similar glazing panel, and these works will commence once all the works on the roof have been completed – works due to commence towards the end of November 2022.
* **East Tower** - the core is now progressing up to level 35. Crane has been climbed and now pushing the core up to level 35 and the floor plates up to level 30. Façade up to level 14. Pods now currently at level 20.
* Works to fit out the hotel lifts have commenced. The frames up at level 18 the facade is now due to start in beginning of January 2023. Bathroom pods coming into the hotel beginning of January 2023. Currently looking at strategy of how these can be brought onto site and delivered but predominantly this will take place on the Byng Street end of the site with the crane that will be going up there.
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| **4** | **30 Marsh Wall:*** Pre-commencement conditions have been completed and commencement notice has been submitted. Demolition to begin on site Late October 2022 for which enabling works have begun.
* Scaffolding to be erected on the Cuba Street footpath latter part of October 2022 and utility disconnections have been taking place.
* Demolition muck-away to take place on Cuba Street
* Newsletter has been distributed informing residents of these upcoming works.
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| **5** | **Millharbour & Cuba Street:*** Site is still mothballed. JRL are managing the site and using it as a set-down for some of their operations in the area.
* Stage 3 design has commenced.
* Tide also using the site for storage.
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