

Maryland Public Realm Improvements



Autumn 2020
Update



Dear Resident/Business Representative within Maryland,

Much has changed for all of us since the last time we contacted you in January 2020. Following the government's announcement in March, our work in Maryland was temporarily halted.

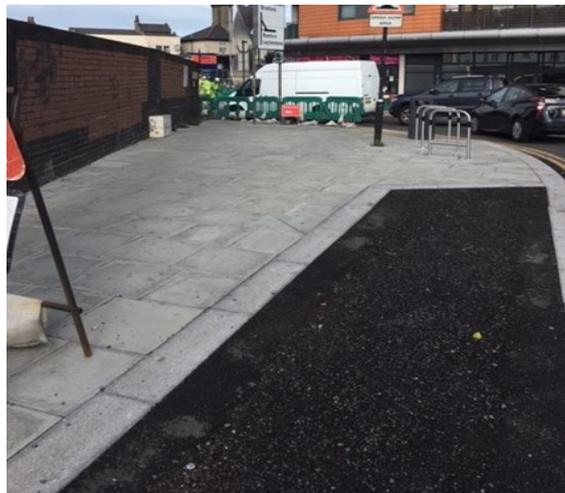
Along with many other industries, construction has had to adapt to a new way of working. It has proved challenging at times, but the whole team involved in the Maryland scheme have incorporated these new systems into their working practices. This positive and proactive approach enabled works to restart on this important public realm scheme in July.

When we left site in the spring, large areas had already been completed and open for general use, albeit with some design aspects to be tweaked, which is a fairly regular process during and following large public realm schemes, such as that in Maryland.

1. The planter at this location has been installed and planted up. The wider lightly shaded pavement has been designed to give a cleaner look and to allow pedestrians to pass freely. Although designed before the present government guidelines, the new wider pavement prevents congestion, to allow for safe social distancing, a feature which follows on throughout the scheme. The widening of the footway at the junction of Windmill Lane with Leytonstone Road has been narrowed to reduce speed and to improve safety. Some small changes to the design detail of the planter will be implemented in the following months.



1. Planter at junction of Well Street with The Leytonstone Road.



2. Water Lane Bridge Junction with Forest Lane

2. Although the footway at this junction is open for use, some work still needs to be completed. Presently the parking bay shown in the image has a temporary base installed. This area will have a permanent asphalt surface laid in mid November. This will take place whilst a new surface is laid throughout the entire scheme - Further information on the resurfacing is detailed below.

3. All work at the Grove Bridge location is completed.

4. The planter here is almost completed. Some changes to the design of the kerbing stones will take place before the end of the year.



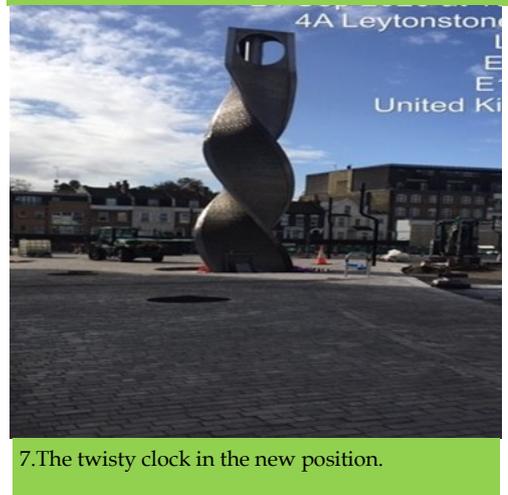
3. Grove Bridge



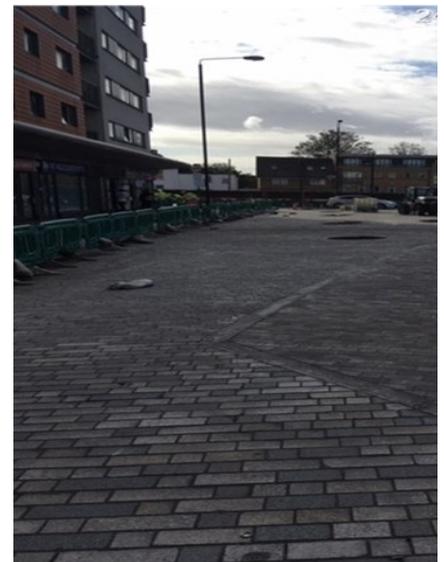
4. Planter at Manbey Park Rd Junction



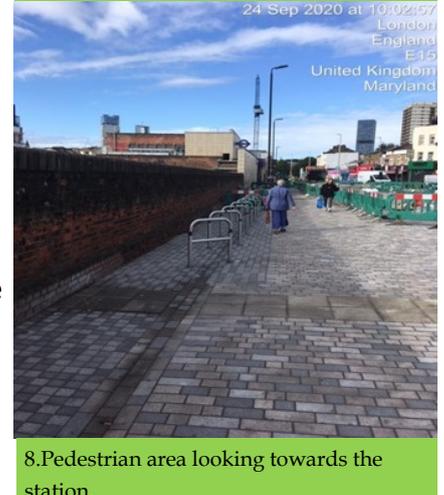
5. Leytonstone Road looking towards the station – Spring 2020.



7. The twisty clock in the new position.



6. Leytonstone Road looking towards the station – now.



8. Pedestrian area looking towards the station.

5&6. The extended footway at this location is wider towards the station to form part of the new signal controlled T junction. Improved drainage and ducting has been installed at this location. As you can see in the image on the right, the tree pits are integrated within the extended footway. The site team is now awaiting the arrival of the planters and bespoke seating, following a slight change to the original design. It is expected that it will be installed towards the end of autumn, after the clock face returns.

7. You can see in the image to the left that the location of the Twisty Clock has changed. It will now be in a prominent position at the new signal controlled T-junction.

8. Much of the pedestrianised area running from Forest Lane towards the station is complete. The cordoned off area seen in the image is to protect the public from ongoing works to install the traffic signals for the pedestrian crossing at this location. This work is the responsibility of Transport for London.

Work continues to the front of the station towards The Grove Bridge location.

Our engineers have experienced problems at this location, as underground at this point there is a concrete slab which covers a basement. This structure, the property of Transport for London, was in bad condition. Understandably to excavate the ground above this, extra care needed to be taken. Our structures team has now completed these repairs. Waterproofing works have now commenced and should be completed shortly in preparation for paving to take place.

The Final Touches:

- Over the next few weeks all the street furniture and planters will arrive.
- Electrical connections for the street lighting will be installed in preparation for the new street lights to be erected.
- The refurbished clock mechanism will be installed within the next few weeks.

Resurfacing:

We expect the resurfacing of the whole scheme to take place towards the end of November. You will be sent further details of this nearer the time.

We expect all works to be completed by the end of 2020.

FM Conway appreciates this is your community where you work and live, so we sincerely appreciate your patience and cooperation since the beginning of this scheme and over the next few weeks whilst the final elements are completed.

Should you require any clarification of the details above, or on the works in general, please do not hesitate to contact me on the details below.

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