

Dear Resident/Business representative within Maryland,

It has been four months since FM Conway started works on the road layout and footways to make the area near Maryland station more attractive and safer. During that time, we have made great progress and we hope you like the changes that are underway.

Any major scheme in an area as busy as Maryland will, and has, proved challenging, for local businesses and residents. Obviously, safety for the general public and construction workers is our key priority, and some temporary inconveniences are unavoidable to ensure the safety of everyone. Where possible our site team has worked with local businesses to lessen the impact these sorts of works can cause.

Water Lane bridge - west side

We anticipate that works at Water Lane bridge – west side (see pictures below) will be completed by mid-October. After this section is completed, our teams will move to the junction of Manbey Park Road with Water Lane and to the east side of the bridge. We expect works within this whole area to be completed by early November and the temporary signals removed.

Maryland Point - junction with Manbey Park Road

Road

It is anticipated that works at this location will be completed in the next three weeks. Due to the proximity of the railway bridge, this requires specific working methods and safety considerations. For this reason, it is likely that some barriers will remain for longer than three weeks. Later we will be installing two bespoke planters at this location, and we are currently waiting for the arrival of specialist materials for these planters.



Water lane bridge-west side

Shopfronts - Mosaic Feature

Most of the mosaic feature outside shopfronts is completed. There are some areas where shops are still awaiting the mosaic thresholds to be finished. In these instances, we have been informed about imminent work being undertaken by utility companies. We will return to these areas once their work is complete.



Maryland point-junction with Manbey Park Road

Leytonstone Rd, between the junction of Forest Lane & Luxembourg Mews

We expect that works at this location will start in November. The removal of the roundabout will start at the same time, although this depends on the BT work which is currently underway at the junction of Forest Lane.



Leytonstone Road looking towards Forest lane.

Area around the front of the station & the pedestrian crossing

The works on the station side should be completed by the second week of October. After which our colleagues, UKPN, will install the new pedestrian crossing at this location.



Roundabout in present position

Well Street/Windmill Lane

We have experienced delays on this section due to an underground electrical fault. The decision was made to temporarily stop paving this area until the fault had been located, as our team did not want to complete this work only for it to be excavated once again by the UKPN workforce. The electrical issues have now been rectified and work will recommence on this section during November. At that time specialist concrete sub-contractors will be working with us to complete the planter feature.

You will be pleased to know despite engineering difficulties, we are presently on programme. It would seem therefore, providing we are not met with any unforeseen stumbling blocks, such as bad weather, which is a very realistic problem as we enter autumn; we aim to have all works substantially completed by the end of 2019 and will be back in January to complete any outstanding works.



FM Conway appreciates this is *your* community where *you* work and live, so we sincerely appreciate your patience and cooperation while we undertake these works.

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.

helen.mcconnell@fmconway.co.uk or call 07917 518 529