

WEBSITE UPDATE - COCKERMOUTH PARTNERSHIP

SCHEDULE OF WORKS FOR THE MARKET PLACE AS OF JANUARY 23, 2008

Good progress is being made on regeneration of the Cockermouth Market Place after several unforeseen delays, due to the late arrival of materials. Despite the poor weather in January, Mayfield contract team have gained ground and are only about three weeks behind schedule.

A full schedule of the works underway and planned has been agreed (if the weather is reasonable kind) as follows.

Timetable of Works: Castlegate and South Side of Market Place:

- Castlegate works will be completed by 28th January, when the road closure ceases. An exception to this may be the application of the resin-bonding which requires a period of dry weather. The same resin-bond will need to be applied from Castlegate to the Market Place/Main Street bridge. Therefore this piece of work will probably be left to the spring and completed in one go.
- The paving on the south side will be completed by 8th February.
- Grouting of paving – this is a specialist process and requires some continuity of surface. Therefore it will probably be carried out as a complete piece of work along the south side once all the paving is in place, rather than in bits. Paving is usable by pedestrians prior to grouting.
- 28th January to 6th February: civil preparation work in the section of wide pavement in front of Neo's café.
- 7th February to 22nd February: paving of this section.

There will be small sections which are left with a temporary surface (e.g. tarmac). These are areas that are awaiting the final installation of art-panels or items of street furniture.

Timetable of Works: North Side of Market Place:

The removal of existing paving on the north side of the street will commence before the road closure comes into force on the 28th January. This is to allow the preparation works to be completed so that the site is ready for the paving gangs. It should be noted that working around the refurbishment works at the Ship Inn is making life more complicated. However, Mayfield and the developer of the Ship Inn are in regular contact to find positive ways to work around the difficulties.

- 21st – 25th January: civil prep works from Kirkgate junction to Allerdale Court Hotel - sections away from the road. It is intended to carry out this work in the evenings in order to minimise disruption of access to shops.
- 28th January – 1st February – civil prep on sections nearest the road.
- 4th February – 22nd February: Paving of this whole section.
- 4th February – 13th February: Civil prep of the section in front of Allerdale Court Hotel/Cottage Garden.

- 25th February – 12th March: paving of this section. Stuart Lowe of Mayfield will speak to the businesses to discuss requirements with a view to minimising disruption to her business over Valentine’s Day, Mother’s Day and Easter.

Timetable of Works: Main Carriageway Phase 1:

Phase 1 works include the carriageway from the junction with Kirkgate to the Bitterbeck car park entrance (including half the entrance itself). It is necessary for the road to be closed both for safety reasons and in order to manage deliveries to shops. Half the entrance to the car park will be closed for works but the access will be kept open under traffic light control. People need to be aware that initially there will be little “visible” work going on. This is because the work requires a series of deep drainage excavations to be carried out first. The public may need reassurance that work is going on, but is underground rather than on the surface.

The schedule for the Phase 1 road closure is 8 weeks, commencing 28th January. A comprehensive signage scheme has been developed by County Highways to re-route traffic. It will involve the very short, narrow section of the entry to Kirkgate being made temporarily one way uphill (i.e. from St. Helen’s Street). This is necessary to enable the circulation of traffic.

- 28th January – 22nd February: civil prep of the carriageway from Kirkgate junction
- 3rd March – 28th March: paving of this section.

Timetable of Works: Main Carriageway Phase 2:

Phase 2 works are from the entrance to Bitterbeck car park to the junction with Castlegate. The road closure for this section is scheduled to be for four weeks from the 31st March to 25th April. Although this is a comparatively small section of work, it will require four weeks to complete as time has to be allowed for the surface to cure.

Market Place to Main Street Bridge:

Work on this section will be carried out concurrently with above works as opportunity allows. The road will remain open at all times with traffic flow controlled by traffic lights. Mayfield will provide one week’s notice of any work taking place on this stretch of highway.

Other Developments for Future

- To help visualise what the final work will look like, we have asked the lead designers BCA Landscape to provide a set of illustrations of the completed project. These will include details of the various art panels, street furniture and other design innovations in the Market Place. We hope to have these up on the web the end of January. The finished art-panels and banners are due to be delivered and installed at the end of April
- Mayfield is working closely with local primary schools, developing projects, competitions etc. We will update this story via the website.
- BCA Landscape has agreed to look at designing and costing a new cover for the Market.