

**RESIDENTS & NEIGHBOURS
NEWSLETTER No. 1****24th August 2021****Leroy House, 436 Essex Rd, London N1 3QP**

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Welcome to our newsletter, its purpose is to give you a regular update of what we the contractors are getting up to with regards the redevelopment of Leroy House. These newsletters are produced on a monthly basis to let you know what is going on and how it may affect you during the Project.

We will be taking all practical precautions to mitigate the effect of the works on the building's surrounding neighbours, however due to the nature of the works occasionally some inconvenience will be experienced.

Brief Overview of the Project.

The works involve the strip out of the existing office floors, formation of extension to the west end on the site of the current carpark for the building, extending the existing building up one floor and undertaking a full office fit-out throughout including creating an ancillary café space.

Proposed Logistics for Deliveries to Leroy House

It is our intention to utilise Dove Road for delivery vehicles and suspend the current parking bays directly adjacent the building along this road to act as an unloading position for material deliveries and waste away from 8am until 4pm Monday to Friday and 8.00am to 1.00pm on Saturdays. This method ensures access to Dove Road remains unimpeded for other vehicle access. The pavement directly outside the building on Dove Road will be closed for the duration of the works and pedestrians will be directed to the south side of the road to continue on the pavement on that side and continue their journey. We have produced a traffic management plan (TMP) which is available on request.

At the junction of Essex Road and Henshall Street traffic marshals will be positioned to marshal traffic and pedestrians. A full independent scaffold with monarflex will be installed to the perimeter of the building with a gantry erected to the length of the suspended parking bays to aide in material unloading and distribution. A goods hoist will be used to vertically distribute materials through the building and a lifting beams will be used to lift the materials from the delivery vehicle to the gantry.

This initial newsletter has been produced to support our Construction Management Plan (CMP) in accordance with Islington Council requirements. Should you have any specific queries regarding the development or the proposed CMP please contact us via the contact details provided in this newsletter.

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