

**RESIDENTS & NEIGHBOURS
NEWSLETTER No. 4****24th August 2022****Leroy House, 436 Essex Rd, London N1
3QP**

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Welcome to the August edition of our monthly newsletter relating to the Leroy House construction project. We are 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 may be experienced and for this we apologise.

Brief Overview of the Project

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

Progress of Works in August 2022

The external perimeter scaffold has now progressed around Henshall Street and up Balls Pond Road towards Essex Road. This scaffold will be wrapped with protective sheeting to help prevent dust emitting from the works. The hoarding to enclose the scaffold will be commencing at the end of August to provide protection and security with 24 hour monitored CCTV. The asbestos removal phase is now complete which has allowed for the internal demolition works to be undertaken from 4th floor to Ground Floor. Once all of the scaffolding has been completed and the protective sheeting has been installed we will commence the removal of the roof.

Forthcoming Works in September 2022

The demolition of the roof will have commenced as well as the formation of new concrete slab between the existing building and the new Western Extension.

Site Working Hours

The works will be continue to be undertaken between the hours of 8am and 6pm on Monday to Friday, and 8am to 1pm on Saturday's.

Environmental Matters

Deliveries and waste away are to be expected everyday between 8am and 6pm. The vehicles will be FORS accredited and drivers are instructed to switch off engines in order to reduce noise and air pollution.

Leroy House is currently collating data and information for the BREEAM assessment which we are working towards. This project is targeting a BREEAM excellent. We are using FSC only Timber, sustainable products throughout the build, reducing energy use/CO2 emissions and promoting the sites ecology. The site is on track with regarding to our waste target of less than 98% to landfill and to recycle and reuse the remaining. We are also looking to see if we can do some rainwater harvesting on site to use for the construction activities and not use natural resources where we can.

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Considerate Constructors Scheme



Faithdean Plc take the Health & Safety of all staff, operatives and the general public very seriously and are proud to be associated with the Considerate Constructors Scheme, improving the image of Construction.

We continue to adhere to the 3 values of the scheme as outlined below,

- Respect the community
- Care for the environment
- Value their workforce

For more information please visit www.ccscheme.org.uk / 0800 783 1423 or visit the site office.

Thank you for reading and I hope you have a nice day.