

## RESIDENTS & NEIGHBOURS NEWSLETTER No. 5

26<sup>th</sup> September 2022

Leroy House, 436 Essex Rd, London N1  
 3QP



**Main Contractor:** Faithdean Plc  
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Welcome to the September 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 September 2022**

The external perimeter scaffold is now complete to the whole of the perimeter of the Project. This scaffold is currently being wrapped with protective sheeting to help prevent dust emitting from the works. The hoarding and scaffold will be installed with 24 hour monitored CCTV to provide protection and security. We have commenced the demolition at roof level with the removal of the existing stair towers and will then move onto the removal of the roof slab in the coming weeks. Internally we are undertaking the grit blasting of the internal brickwork walls and installing our temporary electrical services.

### **Forthcoming Works in October 2022**

The demolition of the roof will be well progressed and the construction of the new Western Extension will have started. Internally we will be forming riser openings for new services and drainage works.

### **Site Working Hours**

The works will 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.

### **Contact Details:**

#### **Faithdean Plc – Site Management Team**

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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](http://www.ccscheme.org.uk) / 0800 783 1423 or visit the site office.

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