

RESIDENTS & NEIGHBOURS NEWSLETTER No. 7

22nd November 2022

Leroy House, 436 Essex Rd, London N1
 3QP



Main Contractor: Faithdean Plc
Head Office: The Oaks, Revenge Road
 Lordswood, Chatham,
 Kent, ME5 8LF
Tel: 01634 868268
Main Contact: Quinn Laverty
E-mail: q.laverty@faithdean.co.uk
Telephone: 07885 307170

Welcome to the October 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 November 2022

The full demolition of the roof is now nearly complete. We are currently forming the new liftshaft and service risers throughout the building. These noisy works will be undertaken during 8-10 am / 12-2pm / 4-6pm Monday to Friday and from 8am to 1pm on Saturday – as stipulated by Islington Council. Internally we have completed the grit blasting and have now begun to remove all of the existing windows. The new Western Extension columns and walls have been formed and we are now commencing the new 1st floor slab. We have been granted by Islington Council a road closure to Dove Road for Saturday 26th and Sunday 27th November, as well as Saturday 10th December. This is to crane all of the new steelwork on to site that forms the rooftop extension.

Forthcoming Works in December 2022

The noisy works of the openings to form the new liftshaft and risers should be nearing completion. The rooftop extension steel frame will be progressed as well as the concrete frame to 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.

Contact Details:

Faithdean Plc – Site Management Team

Senior Site Manager: Quinn Laverty Tel. 07885307170 – email – q.laverty@faithdean.co.uk
 Site Manager: Max Streetley Tel. 07939 281600 – email – m.streetley@faithdean.co.uk

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.