

**RESIDENTS & NEIGHBOURS
NEWSLETTER No.****31st January 2023****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 Lavery
E-mail: q.lavery@faithdean.co.uk
Telephone: 07885 307170

Welcome to the January 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 January 2023

We have now completed the 1st floor concrete slab to the new Western Extension and will be carrying onwards with the new walls and columns up to 2nd floor level. Internally we have been undertaking the new buried drainage works, which involve some noisy breaking works to remove sections of the existing slab. We are also starting to construct a new UKPN Sub Station within the building at Ground Floor level. At roof level we have started to install the fire protection to the new steel framework we have installed.

Forthcoming Works in February 2023

We have a proposed road closure on the 11th and 12th Feb in Dove Road for the next phase of the steelwork installation at roof level. We will undertake a separate "letter drop" to advise the local residents. The concrete frame within the Western Extension will continue, as will the ground floor drainage works. We shall also be undertaking the commencement of the new blockwork walls.

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 Lavery
Site Manager: Max Streetley

Tel. 07885307170 – email – q.lavery@faithdean.co.uk
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.