

**RESIDENTS & NEIGHBOURS
NEWSLETTER No. 8****22nd December 2022****Leroy House, 436 Essex Rd, London N1
3QP**

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Welcome to the December 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 December 2022

The 1st Phase of steelwork to the new roof extension is complete. The steelwork for the 2nd Phase of the roof extension is due in early Feb 2023. We have been breaking out the ground floor slab for the new underground drainage to be installed. The new concrete frame structure to the Western Extension is up to 1st floor slab level. The heavy noisy breaking out works are nearing completion and are being undertaken during 8-10 am / 12-2pm / 4-6pm Monday to Friday and from 8am to 1pm on Saturday – as stipulated by Islington Council. The site will be open over the Christmas Holidays but only with a small crew of workers and no noisy works will be undertaken or deliveries made.

The Faithdean Plc Team would like to wish you Merry Christmas and a Happy New Year.

Forthcoming Works in January 2023

Formation of new lift pits, new slabs to UKPN sub station and installation of drainage throughout the existing building. The Western Extension will be continuing with columns, walls and slabs going up.

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**

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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.