

RESIDENTS & NEIGHBOURS NEWSLETTER No. 9

1st January 2023

**Typewriter Project (Willcox House), 140-148
Borough High Street**

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Welcome to the January edition of our monthly newsletter relating to the Typewriter 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 rear of the site, where the current existing 2 storey building was, extending the existing building up one floor and undertaking a full office fit-out throughout.

Progress of Works in December 2022

2nd, 3rd, and 4th floor new slabs have been completed.

Repairing and the raising of the existing brick walls at the rear of the building.

The building of the tank room in the basement has been completed.

The building of the new toilet block in the basement is ongoing.

Builder's works within the existing lift shaft completed, and the installation of the steel frame work to the new shaft ongoing.

Structural repairs to the front façade completed down to 1st floor.

Installation of the window frame work to the front elevation completed down to 1st floor.



Forthcoming works in January 2023

Over the coming month we will be undertaking the following works

Installation of glass and panels to the front façade.

Completion of toilet block within basement.

Completion of 5th floor steelwork

Completion of new lift shaft steel frame work

Concreting 5th floor rear slab

Repairs to the front facade

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. (if required)

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.

Health & Safety

We continue to raise the bar in health and safety as this remains paramount to Westminster Real Estate and Faithdean Plc. We have our own internal safety visits, un-announced visits from the client's representatives and insurers for inspections Regarding the risk of fire and flood.

We strive to be as proactive as possible and engage with third parties for assistance and advice.

Environmental

The Typewriter Building 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.

Resource management on The Typewriter building falls under the scope of Faithdean's ISO 14001:2015 certified environmental Management system. Our EMS ensures that all of our operations minimize our impact on the environment, as part of this we operate a suite of procedures.

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 [Excellent – 13/15](#)
- Protect the Environment [Excellent – 13/15](#)
- Value their Workforce [Excellent – 13/15](#)
- We have now had our 1st inspection, and received an excellent score of 39 points.

Contact Details:

Faithdean Plc – Site Management Team

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