

## RESIDENTS & NEIGHBOURS NEWSLETTER No. 12

3<sup>rd</sup> April 2023

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

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Welcome to the April 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 March 2023

Installation of glass to front elevation complete from 1<sup>st</sup> to 4<sup>th</sup> floor.  
Installation of the riser steels completed.  
Repairs to the front façade on going.  
Completion of lift overrun and stair housing.  
Installation of the steel framework to the new shaft ongoing 80% completed.  
Plasterboard ceilings to 2<sup>nd</sup> and 3<sup>rd</sup> floors complete, and 50% of the 1<sup>st</sup> floor completed.  
Fire protection to main frame steel work on going.  
Brick and blockwork complete from 1<sup>st</sup> to 4<sup>th</sup> floor.



## Forthcoming works in April 2023

### Over the coming month we will be undertaking the following works

Completion of fire protection to steels.  
Completion of main roof works.  
Erecting cantilever scaffolding to the side elevation.  
Brick and blockwork to 5<sup>th</sup> floor.  
Completion of new lift shaft steel framework.  
Completing Plastering to main staircase.  
Building lift shaft walls  
Rendering to parapet wall at 5<sup>th</sup> floor front elevation.  
Protection of new main roof.  
Crane booked for 30<sup>th</sup> April for lifting plant etc to main roof.  
Completion of rainwater pipework.  
M&E works on going.

## Site Working Hours

The works will be continuing 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 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.

REGISTERED  
SITE

CONSIDERATE  
CONSTRUCTORS  
SCHEME

### 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 2nd inspection and received an excellent score of 41 points.

### Contact Details:

#### Faithdean Plc – Site Management Team

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