

**RESIDENTS & NEIGHBOURS
NEWSLETTER No. 12****28th April 2023****Leroy House, 436 Essex Rd, London N1
3QP**

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Welcome to the March 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 April 2023

We have now installed the new 3rd floor slab to the Western Extension and have commenced with new columns and walls. We are well progressed with the new blockwork and plasterboard partition walls on 1st and 2nd floor. The new steelwork that forms the 4th and 5th floor is now 90% complete and the 5th floor and roof to the eastern end of the building is complete and we have commenced the new roof coverings.

Forthcoming Works in May 2023

We have arranged with Islington Council to have a Road Closure on Saturday 27th May 2023 from 8am until 6pm. This is to crane in the last sections of steelwork for the 5th floor 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.

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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.