

RESIDENTS & NEIGHBOURS NEWSLETTER No. 13

27th May 2023

Leroy House, 436 Essex Rd, London N1
 3QP



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Welcome to the May 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 May 2023

We are now finalising the new 4th floor slab to the Western Extension – which will then leave only 5th floor to construct, which is much smaller. We are well progressed with the new blockwork and plasterboard partition walls on 1st and 2nd floor. We have just craned in the new steelwork to complete the 5th floor and Roof level and will be shortly installing the joists and ply flooring. The new roof coverings are being installed at the eastern end of the building and will continue towards the new concrete frame. We are also replacing the white protective sheeting around the building as it was damaged during high winds.

Forthcoming Works in May 2023

We will be commencing the new brickwork to the Western Extension and commencing the installation of the new services within the building.

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.