

May 15th, 2020

Southwark Council redevelopment of Daniels Road

Newsletter No.2



Welcome

Welcome to another monthly newsletter for the redevelopment of Daniels Road. Osborne has been appointed as the principal contractor and will be managing all site activities. Our newsletters will be issued on a regular basis to local residents and surrounding businesses ensuring you are kept up-to-date on our progress and when works are due to start

The Project

The project team consists of two Osborne personnel, Richard Ellis the Project manager and David Shields the Site Manager, totaling over 35 years of construction experience.

For the duration of the works there will be a footpath partially closed along Daniels Road. Deliveries to site will be via Daniels Road, they will be marshalled and controlled to ensure residential access is not inconvenienced and ensure safe deliveries.

Upcoming Works

The project consists of the design and construction of 1 No 3 Story Residential block of flats and 5 No houses with a total of 19 new council homes.

Block B - (14 Apartments). Below slab drainage and ground floor complete, first floor under construction from north to south. Reinforced Concrete frame is planned to be complete within the next 6 weeks. (Minimal dust, moderate noise, increased numbers of deliveries).

Block A - 5 No Town houses at South West of the site. The First floor of the five houses is currently being installed and over the next 6 weeks building fabrics are planned to be complete. (Minimal dust, moderate noise, increased numbers of deliveries).

Main Drainage Connections – 1 No drainage connection to Daniels Road and 1 No drainage connection to Tappesfield Road. There will be a partial road closure in place for both however access will be maintained at all times, single file traffic ONLY. (Moderate dust, moderate noise, traffic management will be in place for the duration of these works).

Minimizing Inconvenience

We have been working closely with the London Borough of Southwark Council project team and RLF (Robinson Low Francis), to devise a strategy that causes the least amount of inconvenience as possible.

Our working hours are from 8am-6pm (weekdays). Site delivery times will be programmed outside of peak times (8am-9am and 3pm-4pm) to avoid disruption, and all deliveries will be controlled by a Traffic Marshal.

Construction during Covid-19

Osborne will be implementing enhanced site safety measures at the Daniels Road site in accordance with Covid-19 as advised by UK Government and following the procedures and guidance set out within the Construction Leadership Council "Site Operating Procedures (version 3)". Construction Leadership Council website;

www.constructionleadershipcouncil.co.uk

Whilst acknowledging the difficulties caused by COVID-19, the Council and its contractors continue to be committed to its target of delivering 11,000 new homes by 2043, to provide much needed council homes for those in housing need. Therefore, where possible, the council and its contractors continue to operate on a business as usual basis to ensure that new homes continue to be developed.

To find out more and keep updated about the development please visit the council website:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/nunhead-and-queen-s-road/daniels-road>

Key Contact Details:

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A book of concerns can be found in the site office, Please feel free to pop in should you have anything to note. Our door is always open!

General Enquiries

Should you need to contact Osborne please do so via the following methods:

☎: 0800 0258 008

✉:enquiries@osborne.co.uk🐦:

@Osborne News

Considerate Constructors
Scheme

The site is registered with the Considerate Constructors

Scheme (CSS), which means we will be regularly assessed by an independent body.

Posters showing our registration to the scheme will be clearly displayed on site with contact numbers for our representative. More information on the CCS can be found on their website (www.ccscheme.org.uk)

We operate an open door policy, should you have concerns please come and speak with the friendly team.