

Ivy Church Lane—Newsletter

Welcome to the first issue of the Ivy Church Lane Redevelopment Newsletter, our aim is to keep all of our neighbours regularly updated with progress, planned activities, news and information relating to the scheme. We will be issuing these newsletters quarterly for the duration of the project and welcome any comments and feedback that you may have.

Project Update

Work has started on the construction of 17 apartments and 4 Mews houses on Ivy Church Lane for the London Borough of Southwark late last year, with the site establishment and hoarding works taking place.

Since returning after the Christmas period we have carried out the demolition of the existing garage block and undertaken an Archaeological survey of the site and are currently carrying out soil investigation and design checks in readiness for the piling and foundation works to start at the end of March.

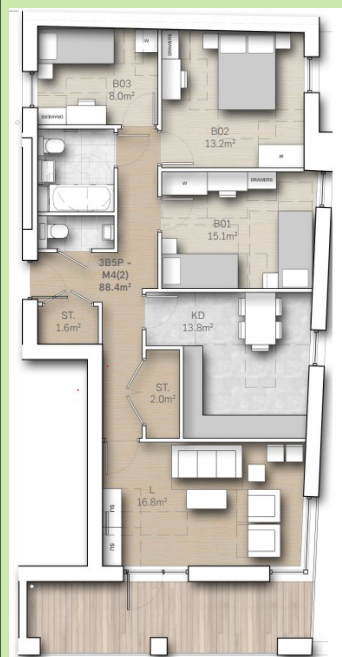


The Finished Article

The project is due to complete in October 2021 and will see the construction of Seventeen apartments with a mix of 1, 2 & 3 bedrooms fronting Old Kent Road and Mina Road along with Four new 3 storey Mews houses located on Ivy Church Lane. At ground floor level there will be a new Commercial unit on Old Kent Road and a community meeting room for the local

Tenants and Residents Association accessible from a dedicated entrance located on Mina Road.

Ivy Church Lane will be re-landscaped with new slabs, kerbs, paving sets and trees planted along the road.



Aerial 3D view

Site Information

Contact Details—

Southwark Council—Thandi Gonzales
020 7525 0118

Site Manager—Gary Rush
07464 496940

Working Hours—

Mon—Fri 8am—5pm

Considerate Constructor Scheme

Aspen Build Ltd are members of the Considerate Constructors Scheme and have registered this project with them. Registered sites are committed to care about appearance, respect the community, secure everyone's safety and value their workforce. For more information please visit <https://www.ccscheme.org.uk/> or call 0800 7831423



Progress Photos



Site Entrance and hoarding—Kinglake Street



Garages removed from against the Lush Bar



Garages demolished and ready for recycling



Site ready to lay the recycled piling mat.

Upcoming Events and On-site Activities

02/03/20 Recycling of existing garages—1 week

02/03/20 Forming the piling mat—1 week

09/03/20 Soil investigation works—2 weeks

06/04/20 Piled foundation works—3 weeks

27/04/20 Starting ground beam and drainage works— 7 weeks

TBC—“Exchanging Places” Construction Logistics and Community Safety event

During this period there will be an increase in deliveries to the site, such as concrete lorries and deliveries of reinforcing steel as well as the arrival of the piling rig for the duration of its works. Deliveries will be arranged where possible to miss busy periods such as school, drop off and collection times.

Temporary Traffic Restriction Order (TTRO)



As you may be aware, since the start of the project the junction of Mina Road and Old Kent Road has been closed on a daily basis with diversion signs in place around the Kinglake Estate. This was a stipulation by Transport for London and has been checked and approved by them to ensure the safety of both cyclists and pedestrians using Mina Road during the day, with dedicated path and cycle ways set out for both. The TTRO will be in place Monday to Friday 8.00 am until 4.00 pm until the end of the project in October 2021, with traffic marshals in attendance to bank any construction traffic into and out of the site and on hand to redirect any local traffic.

In addition to the TTRO, the parking bays have been suspended adjacent to the site on Mina Road at all times during the project and TFL have instigated a No Entry restriction on Mina Road to stop traffic joining Old Kent Road.

Gate check: HGVs



All vehicles over 3.5t GVW* arriving on this site must conform to the CLOCS Standard. *best exemptions

1. Vehicle operator check

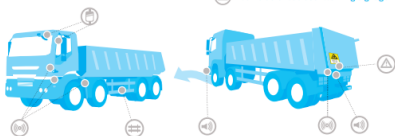
Vehicle operator must meet the requirements described in FORS Silver (Fleet Operator Recognition Scheme) and provide the evidence specified by contractor.



2. Vehicle check

Any vehicle over 3.5t GVW shall have the following safety kit fitted:

- ① Class V and VI mirrors
- ② Working camera and close proximity sensor system with in-cab audible alarm (and rear camera for +7.5t rigid vehicles)
- ③ Side under-run protection (both sides)
- ④ Externally audible alert for vehicle turning left and reversing
- ⑤ Vulnerable road user warning signage



3. Driver check

Driver must have a valid driving licence for the vehicle being driven.

Must have successfully completed required approved training to minimise collisions, emissions and security/terrorist threats (demonstrated by trainers' certificate/card or driver listed on <https://online.org.uk/ctors/for-trained-drivers>).

4. Route check

Driver must declare the last mile route taken to site.

Driver must declare if they are involved in any collisions on the journey to site.



Refusal of access to site

In the event of non-conformance, the vehicle may be refused entry and a non-conformance report completed.

Updated: 2019

clocs.org.uk

CLOCS Scheme

The Construction Logistics and Community Safety Scheme, sets out standards for all construction vehicles delivering to site with an aim to greatly reduce accident and collisions between HGV traffic and pedestrians and cyclists. Aspen Build are a member of the scheme and have registered the project with CLOCS and will be monitoring all construction traffic delivering to the site to ensure that it complies with the CLOCS standard.

Almost every UK town and city has government policies to improve air quality, ease congestion and reduce obesity – encouraging more people to travel by foot and bike. This is dramatically increasing the number of people sharing the road. Combine that scenario with increased construction activity to meet demand for more homes and infrastructure, then you also have many more heavy goods vehicles on the roads, in the community and in close proximity to people.

In the near future we are looking to hold an “exchanging places” day where local cyclists and residents will be given the opportunity to sit in a Construction HGV to see it from the drivers perspective and also understand the additional features that are fitted to these vehicles to aid safety, more information to follow in a future newsletter.