

## Ivy Church Lane — March Newsletter

Issue 6—March 2021

Welcome to the March 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 via email to [info@aspensbuildltd.co.uk](mailto:info@aspensbuildltd.co.uk)

### Project Update

The scheme is three weeks delayed which is partly because of the sub zero temperatures experienced recently. The apartment block is now progressing well with the internal blockwork being built on the 5th floor and face brickwork following up the external façade with red facings and inset glazed cream feature panels. The windows are due to start being installed over the coming weeks which will allow the internal trades to commence throughout the building. Construction of plots 1 & 2 Mews Houses will proceed from the end of March once the welfare facilities have been relocated inside to free up precious room within the site boundary and give access to this area.



### The Mews Houses

The Mews Houses to the rear of the development which face onto Ivy Church Lane are three stories high with a kitchen that is separate from the living room and WC located on the ground floor with two bedrooms and bathroom on the first floor and a third bedroom located on the top floor.



The properties have been designed to be fully compliant with Lifetime Homes requirements and have features included such as adaptable joists within the living room ceiling to allow the installation of a lift from ground floor to main bedroom and pre-installed waste pipes beneath the floor so that the bathroom can be converted into a wet room should the need ever arise. The external doors are all fitted with level thresholds so that easy access can be made by wheelchair users.

### Site Information

#### **Contact Details—**

Southwark Council—Thandi Gonzales  
020 7525 0118

Site Manager—Gary Rush  
07464 496940

[info@aspensbuildltd.co.uk](mailto:info@aspensbuildltd.co.uk)

#### **Working Hours—**

Mon—Fri 8am—6pm

Sat 8am-1pm (when needed)

### 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**



## Upcoming On-site Activities

- 8/3/21—19/3/21 Completion of Blockwork to upper floors
- 8/3/21—Mid April Completion of Face brickwork up the building
- 22/3/21 Removal of Site Cabins after 6.30pm
- 24/3/21 Commence building of Mews house 1&2 adjacent to Kinglake Street
- 22/3/21 Internal drylining and M&E works commence
- 17/3/21 Fitting of windows and doors commence

During the next period there will be regular deliveries of Scaffold, bricks, blocks and silo mortar refills as well as windows, doors and plasterboard. These deliveries will be planned to miss peak traffic and pedestrian timeframes where possible and will be managed by our traffic marshals within the Temporary traffic restriction zone which will remain in place Mon-Fri 8am—4pm.

## Velfac Windows

The windows selected for this scheme are from the Velfac 200 range.

They are a crisp modern looking composite window design with powder coated Aluminium outer frame and opening sash set into a timber inner frame. These windows offer many great features such as improved thermal qualities and solar protection, safety features such as child tested espagnolette handle with child lock and security tested to meet PAS24 criteria.



Velfac windows are manufactured with sustainability in mind, with the timber used for the inner frames sourced from FSC certified pine stocks and approximately 50% of the Aluminium used is

## COVID19 Information

Aspen are continuing to implement enhanced site safety measures on site associated 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 7)"

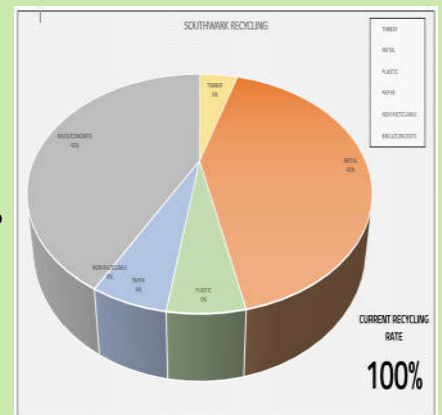
For more guidance please visit the following website:

[www.constructionleadershipcouncil.co.uk](http://www.constructionleadershipcouncil.co.uk)

## Waste Recycling Figures

To date all of the waste produced on site has been able to be recycled by Advanced Waste Solutions meaning we have maintained a 100% green rating for site waste on this project.

**TIMBER = 5%**  
**BRICK/CONCRETE = 65%**  
**METAL = 19%**  
**PLASTIC = 6%**  
**PAPER = 5%**



## Progress Photos



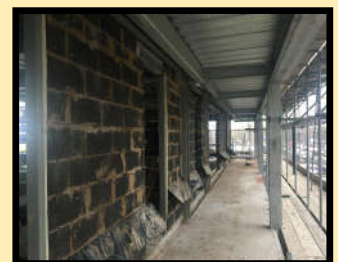
Lift shaft blockwork



Glazed panels



Balcony facework



Internal blockwork

A copy of this newsletter and previous newsletters can be found online by visiting: <https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/faraday/ivy-church-lane-garage>.