

## Ivy Church Lane — September Newsletter

Welcome to the latest 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

Progress on site continues at a good pace, the concrete piles were drilled, poured and completed ahead of schedule allowing a good start to be made on exposing the pile heads and cutting them down to level before excavating the ground beams and constructing the reinforced steel cages and casting the concrete foundations. Below slab drainage has been installed to allow the forming of the ground floor slab reinforcement, edge shutters and concrete poured to finished levels. The structural steel frame has begun to be erected by crane, forming the main frame and shape of the new building.

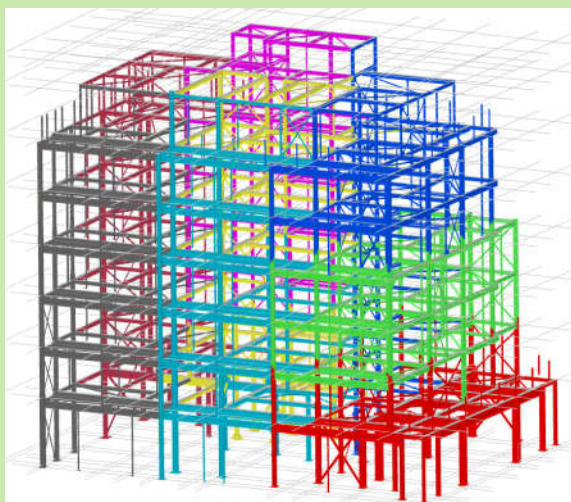


### The Steel Frame

The steel frame will form the main structural element of the Apartment block supporting the concrete floors, staircase and roofs as well as the brick and block facades.

The frame will be delivered to site on articulated lorries and crane unloaded into the material lay down area, from there it will be erected in sequence starting at the Old Kent Road end of site from ground floor up to 4th floor then raising the rear half of the frame before repeating the sequence for the upper floors. During the erection of the steel frame the metal decking and pre-cast concrete stair flights will also be lifted into place as each floor is completed.

The frame is made up of many differing sized beams and columns bolted together to form the finished structure, the total weight of the steel frame at Ivy Church Lane is 142,000kg



### Site Information

#### Contact Details—

Southwark Council—Thandi Gonzales  
020 7525 0118

Site Manager—Gary Rush  
07464 496940

info@aspensbuiltd.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



## Progress Photos



Piles being exposed ready for cutting down



Mews House slab being poured



Ground floor slab cast

## 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 5)"

For more guidance please visit the following website:

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

## Upcoming Events and On-site Activities

01/09/20 Start erection of the steel frame—6-7 weeks

19/10/20 Erect scaffold loading bays and access stairs to South elevation - 2 weeks

26/10/20 Commence the loading out and installing of the metal floor pans and concrete floor slabs—6 weeks

TBC—"Exchanging Places" Construction Logistics and Community Safety event

Whilst the steel frame erection, Comfloor panel install and casting of the upper floor slabs is ongoing there will be an increased number of deliveries, these will consist of concrete lorries for the slab pour and articulated flatbed trailers for the delivery of the steel frame members as well as a crane for lifting and erecting the frame. Deliveries will be arranged where possible to miss busy periods such as school drop off and collection times and will be managed by our traffic marshals within our Temporary Traffic Restriction Order (TTRO) zone.

## 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 December 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.

## Considerate Constructors Scheme

We have recently undergone our first audit for the Considerate Constructors Scheme on the project at Ivy Church Lane and are pleased to announce that we achieved an initial score beyond compliance of 38 points out of 50.

The scheme's auditor marks projects out of 10 against set criteria across 5 sections these are;

- Care about Appearance 8/10 (Excellent)
- Respect the Community 7/10 (Very Good)
- Protect the Environment 7/10 (Very Good)
- Secure Everyone's Safety 8/10 (Excellent)
- Value their Workforce 8/10 (Excellent)



Observations noted within the monitors report included displaying environmental targets, appointment of local labour from within the borough and "You Said, We Did" notice boards, all of which we will be looking at ways to implement over the coming period.

## Waste Recycling Figures

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

TIMBER = 20% BRICK/CONCRETE = 50%

METAL = 15% PLASTIC = 7%

PAPER = 8%

