



## Welcome

Dear Residents,

Welcome to the twelfth newsletter for the Maitland Park Estate Redevelopment. We'd like to thank you for your continued understanding and patience during the ongoing works at Maitland Park Estate.

We hope that you are keeping safe and well during this challenging time.



## Progress to Date

Below is a list of works undertaken on the Maitland Park site since our 11th newsletter in October 2021:

- Aspen Villas' Concrete Frame is now complete, and the external envelope is underway, alongside the brickwork and window installation. The construction of the flat roofing has begun, allowing us to get closer to making the building watertight. Internally the Mechanical, Electrical and Drylining trades are gradually progressing throughout the building.
- Aspen Court's concrete frame is nearly complete with only the roof slab level to pour on the right-hand side. Brickwork and Scaffolding has begun and internally the first fix trades and internal walls are progressing.
- Grafton Terrace's concrete frame is almost complete with only minor elements of works remaining. The Scaffold and Brickwork has now begun, and construction of the Structural Steel Frame and progression internal trades are underway.



- The Grafton House superstructure is continuing as a standalone element. The block and beam flooring are complete and the ground floor block and steelwork is now underway ahead of the 1st floor joist installation in the coming weeks.



## Forthcoming Construction

Over the next four weeks we will be carrying out the following works:

- **Concrete frames to all blocks:** The Reinforced Concrete (RC) frame will be completed within the next four weeks and all materials required to pour the frame will have been collected from site. We have been removing materials over the last four weeks in order to stagger the level of vehicular movements required on and around site.
- **External walls installation continues throughout Aspen Villas, Aspen Court, and Grafton Terrace Community Hall side:** We will be continuing with external brick, external Steel Framing Systems (SFS) wall installation and window installation.
- **Scaffolding preparation continues, starting at Aspen Villas then progressing to Aspen Court followed by Grafton Terrace Community Hall and lower elevations:** The Scaffold to Aspen Villas has now been completed and the final elements of Monoflex wrapping is currently being installed. The scaffold will now be adapted in line with the bricklayers working their way up the external envelope. Scaffolding preparations at Grafton Terrace will be mostly completed over the next four weeks. Preparations at Aspen Court are also well underway, including the provision of the upper level loading bays to allow easier access of materials and removal of waste, improving vehicle access to/from site.
- **Internal trades:** Internal fit-out trades will continue across Aspen Villas in a staggered sequence, including across both the left and right wings of Aspen Court. Works are also underway within the internal fit-out sequence in Grafton Terrace, including mechanical, electrical, internal walls, associated builders work and balcony waterproofing.
- **Vehicle movements:** Increased vehicle movements can be expected within the permitted delivery hours as trades increase (as noted above). These are being managed internally via a daily booking-in process and with our traffic marshals.
- **Saturday works** – As we advised last month, in order to ensure that our works are completed in a safe and timely manner we have recommenced work on Saturdays between the hours of 8am and 1pm, for which permission has been granted by the Council. We apologise for any inconvenience or disruption that this may cause, and we thank you for your patience.

**Please note: The superstructure is expected to complete toward the end of November 2021. This will mean a noticeable reduction in noise levels moving forward as most upcoming works will be internal.**



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## Community Matters

**Fitness & Play Equipment:** After speaking to residents over the past few years about what fitness and play equipment you would like to see on your estate, a proposal will be submitted to Camden's planning department within the next couple of weeks. The plan brings together what residents have told us about the character of the estate, preferred locations, and popular types of equipment. We also held activities over the summer with young residents who helped develop the proposals. We will write to all residents to let you know when it has been submitted, how you can view it and how to send your comments to the planning case officer.



**Coffee Mornings 10am-11am** – We are opening our doors to all residents that wish to join us for a coffee and a chat. This is your opportunity to talk directly to the contractor team about the development. Please note that we are retaining social distancing measures to protect both our workforce and the community from Covid-19. This means that availability is limited and we advise that you book a space in advance – to attend the next coffee morning or arrange for an alternative time to meet the contractor, please contact Amanda Harrison via email, [amanda.harrison@bouygues-uk.com](mailto:amanda.harrison@bouygues-uk.com), or via phone/text on 07917 418923.

The Coffee Mornings will be held on the following dates:

- **Thursday 25<sup>th</sup> November 2021**
- **Thursday 16<sup>th</sup> December 2021**

**Are you a woman interested in a career in construction?** We are currently working with Camden and Silvers, the Clerk of Works on Maitland Park, to arrange Careers in Construction events for women who are interested in working in the sector. There will be a guided tour of the Maitland Park Estate construction site with talks given by women working in the sector detailing their experiences and the different careers available. The first is taking place on Nov 25<sup>th</sup> and is fully booked, but there will be another tour happening in the New Year, date TBC. If you are interested please contact Amanda Harrison via email, [amanda.harrison@bouygues-uk.com](mailto:amanda.harrison@bouygues-uk.com), or via phone/text on 07917 418923.

**Keeping in touch:** We will endeavour to keep you up to date with progress on site through regular newsletters. If you would like to receive these newsletters via email or have a one-to-one socially distanced chat, please contact Amanda Harrison via email, [amanda.harrison@bouygues-uk.com](mailto:amanda.harrison@bouygues-uk.com), or via phone/text on 07917 418923.

**For more information:** Please see our noticeboards on our site hoardings alongside the noticeboards at your local Tenants and Residents Association. You can also visit [www.camden.gov.uk/maitland-park](http://www.camden.gov.uk/maitland-park).



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**Respite Spaces:** While works continue there are a number of respite/quiet spaces that are available, including co-working spaces at Work.Life Camden, and nearby libraries and cafes. To find out more about spaces available, to book a desk space at Work.Life, or if you have any other suggestions of quiet spaces that we could arrange for you, please do not hesitate to contact Fai on [Fai.Byfield@camden.gov.uk](mailto:Fai.Byfield@camden.gov.uk) or 0207974 1419 / 07826 917 946.

### Your safety is our concern

Bouygues UK takes every precaution to keep you safe throughout the construction process.

At all times, our site will be secure and surrounded by fencing but building sites can be hazardous places:

- We dig deep holes
- We erect scaffolding
- We use large, noisy machinery

**Please do not enter the construction site unless it is part of a pre-arranged visit by our project team.**

- Our operatives and staff are trained to work safely

Please help us to keep you and children safe and take extra care during the school holidays.



### Considerate Constructors Scheme



As with all our projects, this site will be registered with the scheme, and regular visits from the Considerate Constructors monitor will help us to ensure that we continue to improve our performance in showing full respect for:

- Appearance
- Safety
- Community
- Workforce
- Environment

Please let us know if you have any concerns.

Our contact details are below.

If you would like further information regarding the Scheme you can visit their website at: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

### Standard site working hours are:

**Monday – Friday:** 8am – 6pm

**Saturday:** 8am – 1pm

There should be no noisy works before 8am.

### Want to speak to us?

We understand you will want to know what is happening in your area. Our team is available to answer any queries or concerns you may have and are only too pleased to hear from you. If you have any community projects that you think Bouygues UK could get involved with, please contact the site team below.



#### Mark Crisp

Site Manager

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#### Amanda Harrison

Resident Liaison Officer

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