

Redbrick Estate-wide Improvement Works

Information Pack 2 - May 2019

We sent out the first Estate-Wide Improvement Works Information Pack in March 2019.

This second Information Pack provides a short update on communication with residents (page 1) and an update on the logistics and impact of the works (page 2), based on the first couple of months of the estate-wide works.

You can download Information Packs 1 and 2 from: <http://newmanfrancis.org/projects/redbrick-estate-islington/> Please keep both to hand during the estate-wide works.

Adjustments to the plans and what to expect

Adjustments to communication with residents

We were originally going to contact residents zone by zone as the works progressed, but since the work has started, it is clear that there is a more fluid nature to the works, and the construction process and designed improvements are very detailed.

To make sure we have up-to-date and accurate information, we have now set-up daily update phonecalls with Osborne and have a copy of the technical plans to refer to, so we are better placed to discuss details or find out further information to help you. **Please get in contact if you have any questions about the construction or design details of the estate-wide improvement works: 02085361436 or redbrick@newmanfrancis.org** Please note that this form of contact will replace the zone-by-zone letters previously planned.

We will still be speaking directly with residents about where they would prefer their plants pots moved while Osborne repave outside their front doorstep (this could be in your own back garden, in a neighbour's front garden or in a green space) as well as speaking directly with residents where there is new brickwork planned for their front or back garden.

The rest of this document will focus on what to expect from the rest of the works in general, as they move by your home, based on how they've gone so far.

Adjustments to the logistics of the work

Progress so far

Osborne started paving at the bottom of the Vickery Court stairwell in early April and they have worked their way around the Vickery/Bartholomew Court green space and down the Bartholomew Court side path to Old Street.

The works have had to progress in more than one zone at a time to allow the necessary flexibility around material supply, so there have been a lot of areas cordoned off at one time.

New direction for zones

The direction of progress through zones 1-13 around the estate, which was previously described in the March Information Pack, has now been amended to keep the estate's emergency access route clear. The emergency access route runs down the middle of the estate from St. Luke's Close to the Steadman Court junction.

Osborne will now work around the access route and down the side paths to Old Street or Mitchell Street, beside Bartholomew Court and then Steadman Court, before working back along the access route towards Vickery Court. This will allow them to work on the access route in a way which ensures they can make it accessible for emergency vehicles at any time.

The improvement works in areas around the Phase 1 hoarding (besides 7-18 Steadman Court and Cope House) will be tied into the Phase 3 work located within the Phase 1 hoarding (the Phase 3 work includes the demolition of the old health centre and the construction of the new feature garden).

Impact of the works

Osborne apologises for the additional disruption caused by the estate-wide improvement works. They are noisier and dustier than was expected due to the amount of set sand and concrete beneath the pavement which needs to be broken up for the repaving.

There is various machinery used in this process:

- vehicles for moving slabs
- 'Wacker Plate' which helps get the sand between the new paving slabs
- hydraulic breaker for breaking up sand and concrete below the existing paving slabs
- paving slab cutter

These machines are being used intermittently to break up the noise experienced by residents.

Osborne has set up storage and working spaces beside the Vickery Court and Bartholomew Court green spaces to store and cut paving, along with an acoustic tent to shelter the noise and dust from cutting the slabs.

The current works (paving works, brickwork and bike sheds) are expected to be complete in August, when Osborne will then work on the new lighting and front garden planters.

For any questions about construction or design details of the estate-wide improvement works, please get in touch on 02085361436 or redbrick@newmanfrancis.org