

Redbrick Estate-wide Improvement Works: Information Pack

March 2019



We have recently sent you an invite for the *Estate-Wide Improvement Works Forum* from 4-7pm on Tuesday 26th March 2019.

This Information Pack will provide a breakdown of the designs (page 2), set out the initial logistics of the works (page 3) and provide further information about the event (page 6).

Please keep this Information Pack to hand during the estate-wide works. It is also available to download from <http://newmanfrancis.org/projects/redbrick-estate-islington/>

Contact

Feel free to contact us, NewmanFrancis, on 02085361436 or redbrick@newmanfrancis.org. You can also speak with the Osborne team on site.

A breakdown of the designs

The estate-wide improvement works consist of both an upgrade to existing landscape on the estate as well as the addition of new features.

Table 1 below lists all the works, where they are located on the estate and whether they are an upgrade or new feature.

Table 1 Breakdown of estate-wide works

Work	Where?	Upgrade to existing or new feature?
Paving	Across the whole estate, from the border of the estate right up to front door steps	Upgrade
Brickwork	On non-residential walls on Old Street and across the estate, and around existing concrete planters	Upgrade
Railings	Around green spaces and around the estate	Upgrade
Bollards	Across the estate	Upgrade
Planting	Trees, shrubs and plants in existing planters and green spaces	Upgrade
Bike store	19 new stores dotted around the estate with a total capacity of 41 bike spaces	Upgrade and new feature
Gates to bin stores	On all bin stores, including FOB access	Upgrade and new feature
Lighting	On walls of the blocks, as well as additional lampposts across estate	Upgrade and new features
Planters	In addition to the existing planters, there will be new metal planters providing a more structured layout to the front garden areas of some of the blocks	New feature
Entranceways to the estate	All entranceways to the estate, including gates on Old Street entrances with FOB access	New feature
Entranceways to upper floors of Redbrick Estate	Gates at the bottom of the stairwells, including an entry phone system with FOB access	New feature
CCTV	Dotted around the estate at prominent areas	New feature

The logistics of the works

The estate-wide improvement works have been scheduled to take place between April and October 2019.

Apart from the lighting and entryphone works, the rest of the works will be carried out in 'zones'.

The zonal approach

Osborne has divided up the communal areas of the estate into 13 zones across the whole estate and they will work on one zone at a time. They will start with zone 1 by the junction of Vickery Court and will work zone by zone around the estate until they reach the Phase 1 new builds at the other end of the estate, where the Phase 3 feature garden will be built.

This work will be taking place outside residents' front doors, and sometimes at the foot of the stairwells leading up to the upper floors. Each zone will be fenced off, but Osborne will ensure residents retain access to their properties.

As the works progress you will see heras metal fencing moving around the estate, leaving a trail of upgraded landscaping behind it!

Working in a zonal method means that there are only small areas of works at one time, which Osborne hope will limit the disruption to the estate as a whole.

The work within each zone will vary, so it will take a different amount of time to complete each zone. **We will write to you before Osborne are due to undertake the works in the zone directly outside your home, outlining further details of the work within your zone.**

Please use Table 2 below and Map 1 on the next page to check what zone you live beside and to get a better understanding of how the zones will move across the estate.

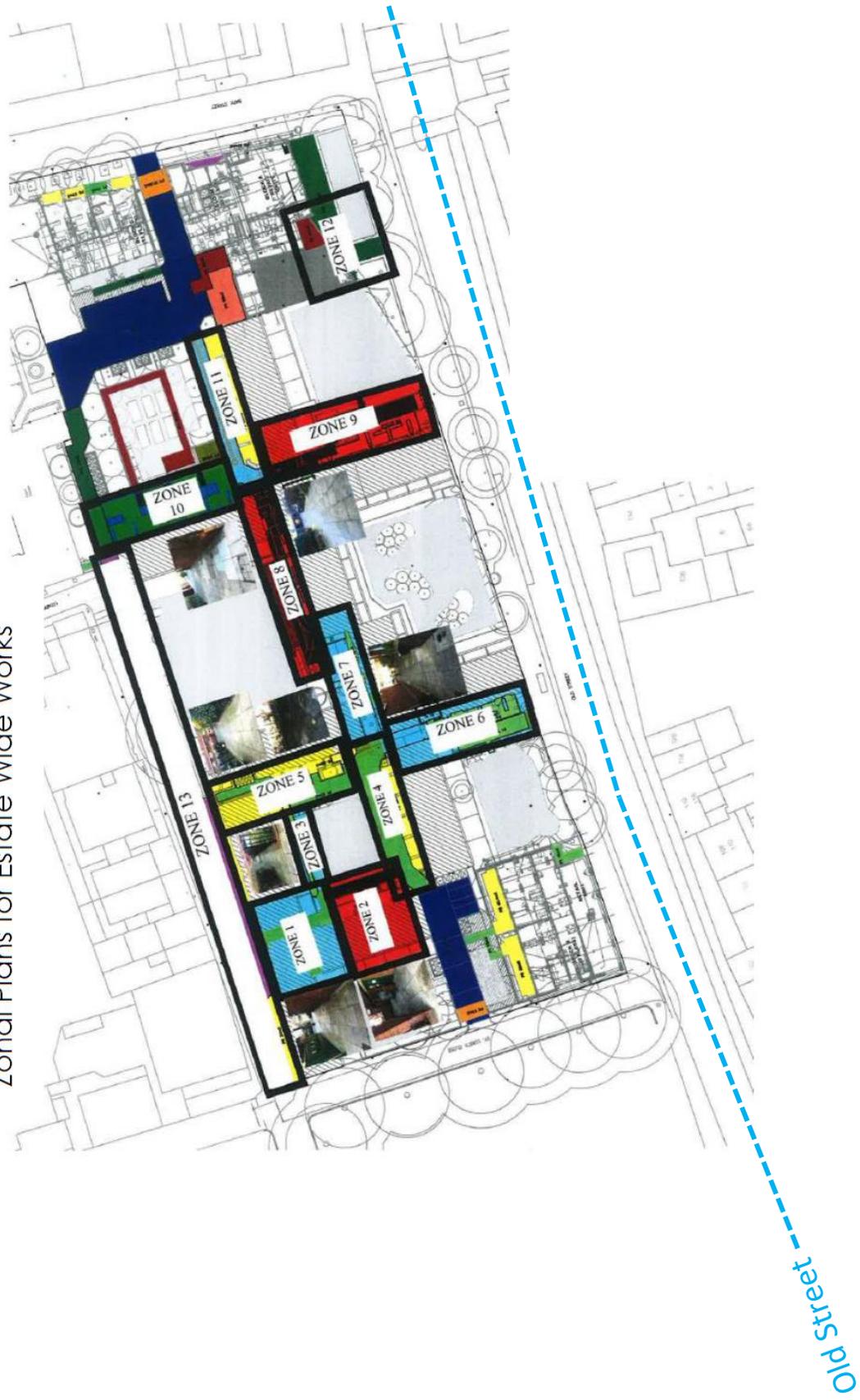
Table 2 List of addresses beside each zone. Please refer to Map 1 on the next page.

Zone	Addresses
1	Vickery Court junction
2	11-15 Vickery Court
3	Edge of green space behind 1-6 Vickery Court
4	6-11 Bartholomew Court + junction
5	1-5 Bartholomew Court
6	12-15 Bartholomew Court
7	16-18 Bartholomew Court
8	19-23 Steadman Court
9	1-6 Steadman Court
10	13-18 Steadman Court
11	7-12 Steadman Court + junction
12	Community Centre
13	1-10 Vickery Court

Map 1 Map of zones across Redbrick Estate. Please refer to Table 2 on the previous page.

Redbrick Estate

Zonal Plans for Estate Wide Works



Please note:

- Residents will need to temporarily move any front garden plant pots or furniture before work in the zone beside them begins.

Osborne has made arrangements for residents to store plant pots within the Phase 1 site compound. An area will be fenced off with barriers and residents will need to bring their pots to this area and leave them there until works are complete.

If you need support with this, please get in contact using the contact details on the first page.

- There will be a range of sub-contractors at work, who will all be wearing branded hi-visibility waist coats. You should expect to see: Harringtons (working on paving), Heritage, Premier (working on doors) & Entric (working on electrics).



There will most likely be other sub-contractors appointed as the work progresses. If at any point you are unsure of Osborne's workforce please do not hesitate in contacting Osborne and NewmanFrancis.

Other approaches – lighting and entryphones

The lighting and entryphones will be installed separately from the zonal work.

Lighting

Instead of installing the wiring for all the lighting beneath the paving, Osborne will be using the roofs of the existing blocks. This means that they can avoid 'trenching' in the ground and this will reduce the impact on residents.

However, they will still need to trench to connect the wires in between blocks. Trenching involves sawing the concrete underneath the paving stones to make space for the cables so that the electrical works can be embedded underground. This is noisy work, but it should be very quick to complete.

Osborne will start installing wires at Vickery Court and move towards the other side of the estate, in the same motion as the zones.

Entryphones

The entryphone system applies to all residents on the upper floors of Steadman Court, Bartholomew Court and Vickery Court.

The installation includes three parts: the installation of a handset in each household, the installation of a new door and an entryphone interface at the bottom of each stairwell, and the installation of the wiring along the upper walkways which will connect each household's handset to the main entryphone interface.

Osborne will start with the wiring along the upper walkways for all blocks. They will then arrange appointments with residents to install the handsets. Finally, they will install the new door at the bottom of the stairwell, check that the system is working and then distribute FOBs to all residents.

Residents living on the upper floors will be written to separately with further information about the installation and how we will work with you during the installation.

Estate-Wide Improvement Works Forum

When: Tuesday 26th March 2019

What time: anytime between 4pm and 7pm

Where: Vibast Community Centre

We are running a forum so that you are able to discuss the above information with Osborne, NewmanFrancis and the architects Levitt Bernstein. There will be visual materials to help explain the designs and the works:

- A map of the zones
- An indicative timetable for works on each zone
- Plans, diagrams and images of the designs

Please see the next page for directions to the Vibast Community Centre.

How to get to the Estate-Wide Improvement Works Forum in the Vibast Community Centre
(new community centre)

The Vibast Community Centre is located between Steadman Court and the new Block A on Old Street, as marked by the red dot on the map below.

You will need to use the Old Street entrance of the building.

