TBC.LONDON

WILLMOTT DIXON

SINCE 1852

FORE

Tower Bridge Court

August 2022

Welcome to the second edition of the quarterly TBC.London construction update. On behalf of the entire TBC.London team, above all, we hope you, your friends and families are healthy and well.

We are pleased to let you know we will be starting on site in early September. We are restarting our regular newsletters, which we hope you will find informative, with key information about what to expect over the coming weeks and months.

COMMUNICATION UPDATE

Willmott Dixon has been selected by developers FORE Partnership to refurbish the 1980s red brick building at 224 - 226 Tower Bridge Court into a healthy, sustainable office of the future.

Over the last year, the team has re-examined every element of the design and construction of the building to ensure that it is an exemplar of best practice environmentally and socially, a building that is fit for an environmentally friendly world. The building will be one of London's first Net Zero Carbon offices, running only on renewable electricity with no fossil fuels. We have also adopted new strategies with respect to key elements of the building from material selection and sustainability to clever technology that will ensure this important landmark development is something the community can be proud of.

From 25th August, you will see work starting in earnest on the building, first hoarding and scaffolding, and site set up. Parking suspensions will commence from Thursday 25th August.

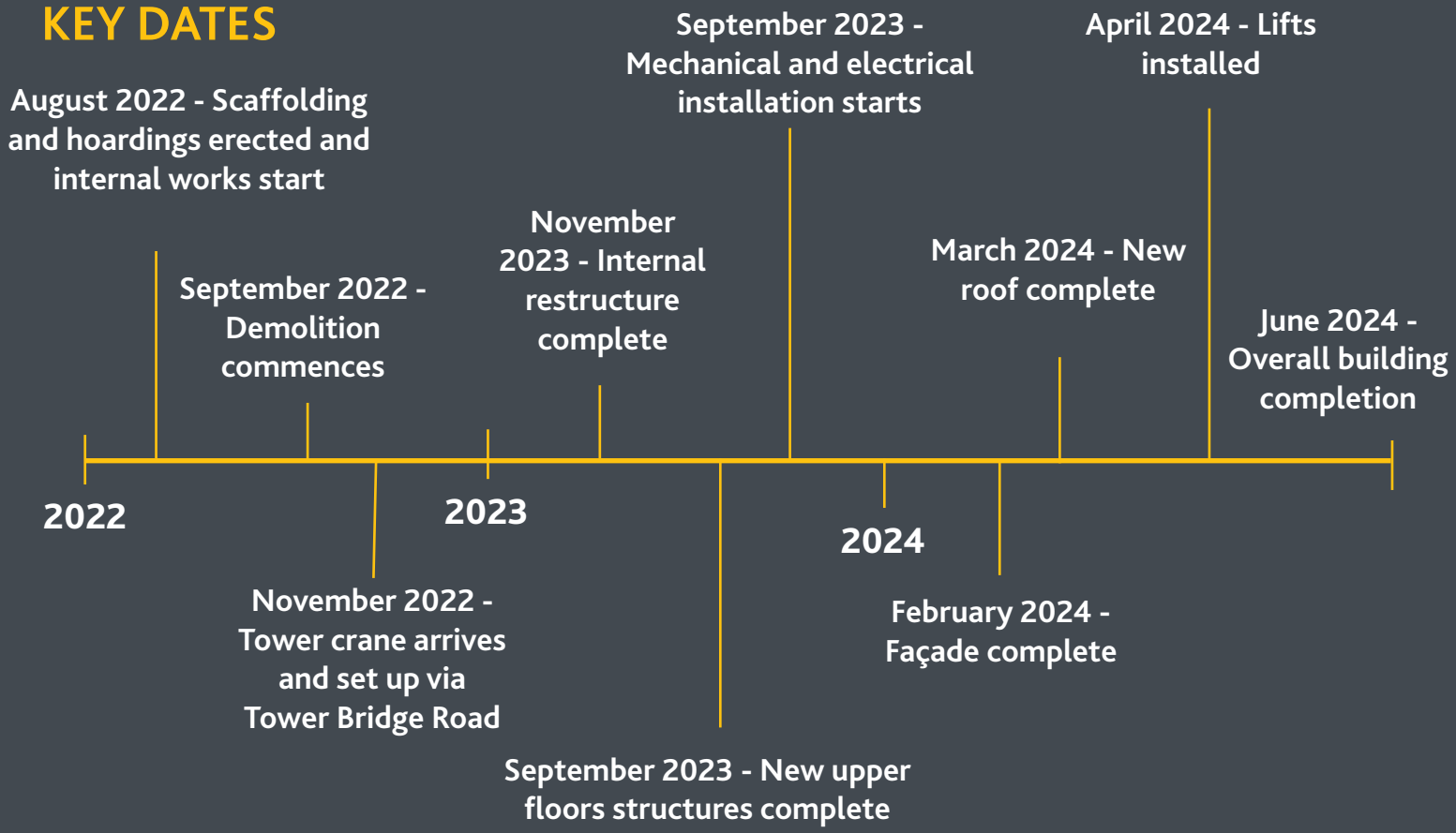
Together with our developer, FORE Partnership, we have re-started the Community Liaison Group comprised of representatives from local residents and businesses. We have met once so far since re-commencing. If you would like to receive updates from these meetings, do let us know.

We have set up a number of ways to stay informed and be in touch with us:

- Via email: **construction@tbc.london**
- For emergencies, you can contact us via phone: **0845 733 5533 and quote project reference G695**
- You will be able to follow **TBC.London Construction on Facebook** where regular updates will be posted.

Alternatively, please stop by the gatekeeper's station, or pop a note into the post-box next to the site entrance on Horselydown Lane (marked on the map).

KEY DATES



WHAT'S HAPPENING?

We want to be a good neighbour. While construction is underway, Willmott Dixon will take measures to minimise disruption as much as possible and to keep you informed of upcoming works on site.

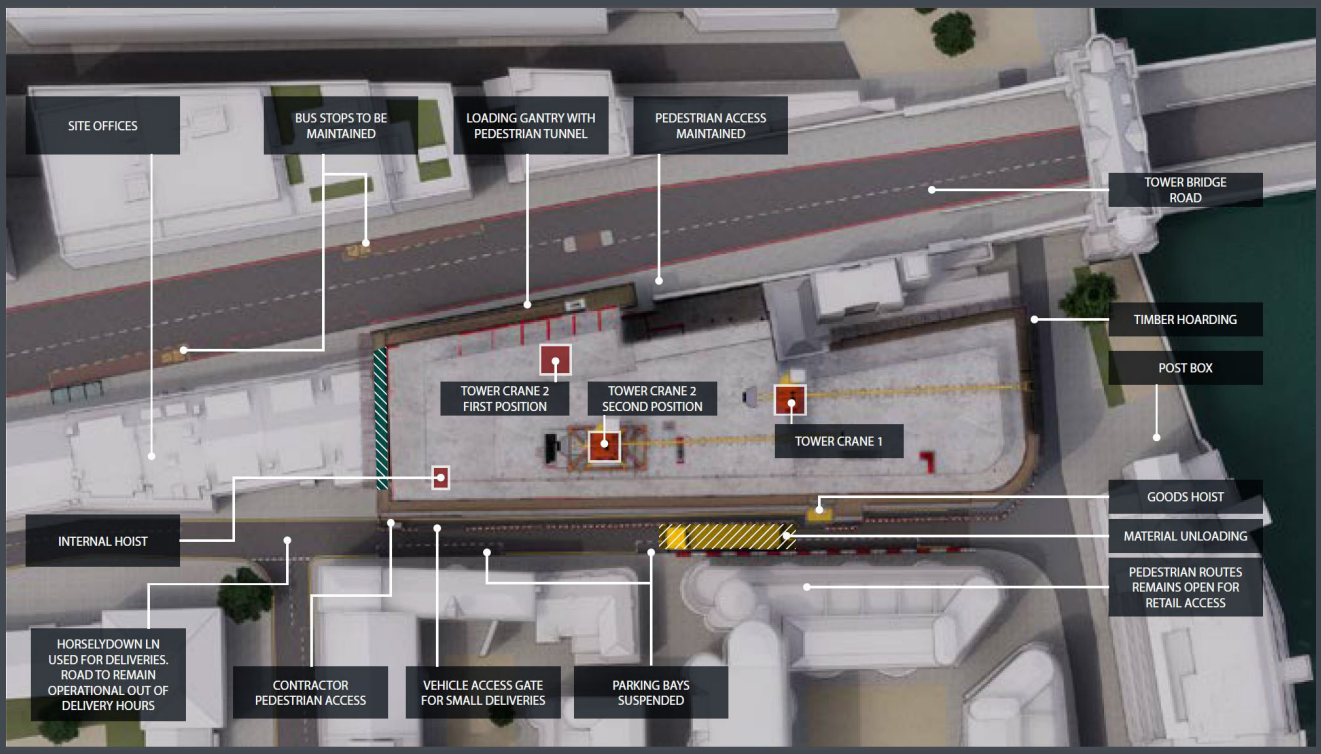
The TBC.London Community Liaison Group ("CLG") has been established to ensure meaningful consultation on the development of TBC.London. The role of the Group is to meet monthly and represent the interests of residents and businesses who may be affected by the construction work. The Group is independently chaired by Elizabeth Sale.

Following feedback from the CLG where concerns were raised about maintaining access for emergency vehicles, we've taken measures to ensure our drivers will remain with their vehicles at all times, maintaining quick access to Horselydown Lane in the event of an emergency.

As we start on site, you should also see that:

- Works will only take place during the approved working hours of 8.00am to 6.00pm Monday to Friday and 8am to 1pm on Saturday.
- We will be undertaking noisy works on a schedule of two hours on, two hours off, in order to reduce disturbance.
- We are using the most modern plant available to reduce noise from machinery. Some hydraulic breaker machinery will be required, but only when absolutely necessary.
- Dust, noise and vibration will be monitored at multiple points on the site perimeter. The project team will be alerted immediately if any of these exceed safe levels and works will be stopped.
- Scaffolding will be encapsulated which will help to contain noise and dust.

DELIVERIES TO SITE



- All deliveries will access site from Tooley Street into Gainsford Street and then into Horsely-down Lane as shown in the plan above.
- All vehicle movements around site will be controlled by a traffic marshal.
- Vehicles will not be allowed to queue on Horselydown Lane.

MAKING A DIFFERENCE

FORE and Willmott Dixon are passionate about using property as a force for addressing society's often complex issues in our "urban systems" – big and small – and creating a genuine community-focused approach to improving our cities.

The building includes 3,000 sq ft of space on the Horsleydown Lane side as an Urban Village Hall – free to use – where local social enterprises and community groups can come together, also with our tenants, to drive positive change. From volunteering opportunities, skills training, art and cultural events, we are just starting to think about the possibilities here. We'd love to hear your ideas.

CONSIDERATE CONSTRUCTORS SCHEME

As Willmott Dixon is a founding member of the Considerate Constructors Scheme (CCS), all our sites are registered with CCS.

We are one of the highest scoring contractors under this scheme. Visit the CCS "kid's zone" at www.ivorgoodsite.org.uk/kidszone for fun activities and games for younger children.

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We will keep all residents informed over the coming months.

If you would like to receive emails directly, please let us know at construction@tbc.london

MEET THE TEAM

Tony Dowling
Construction Manager
Willmott Dixon

David Green
Senior Building Manager
Willmott Dixon

Contact us:

construction@tbc.london

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