



Newsletter - 01

September 2023

Florence Fields, Parkway, King's Lynn



Welcome to the first newsletter for our Florence Fields project, delivered in partnership with the Borough Council of King's Lynn and West Norfolk.

This project consists of 226 new houses for private rent, open market sale, affordable rent and shared ownership.

In this newsletter we will give you an update on the current and upcoming work we're doing and some other information you might need, including contact details for the team.

If you have any questions or concerns about this site the best contacts are our site managers, Dan Saxon (07721 676860) and Andy Harris (07866 065358). Dan and Andy are available between 7.30am and 5.00pm, Monday to Friday.

Alternatively, you can pop to site and ask the gateman to contact the team so your question or concerns can be addressed.

In case of an emergency at any time, please ring **0845 600 7695**.

Current and planned works - September 2023

As you will have seen, we started on site a few weeks ago, and works to date have included setting up our compound, forming the new entrances, removing vegetation and constructing the first areas of the piling mat.

The piling mat needs a large amount of stone, and these deliveries have been constant during the school holidays to allow us to reduce deliveries once the schools returned. We decided to have no deliveries w/c 4th September to help the schools with their first days back.

We would like to thank you all for your understanding as we realise the increased vehicle movements along Queen Mary Road are inconvenient for you. The council received one complaint during the initial weeks regarding dust and the inconsiderate driving of one lorry.

We have dealt with this by carrying out extra damping down of the site and in the case of the driving, we have spoken to our contractors and haulage company to make sure all staff and drivers are given a safety briefing.

Drainage and piling work

The next main activities will be deep drainage infrastructure, as part of the flood prevention work, and the first phase of foundation piling.

You may notice some lorries with very large pipes on them - these deliveries have been spread over five weeks so we only receive two or three loads per week. The pipes will be used to form a huge underground storage tank to capture rainwater from the scheme and control the flow rate into the local drainage system.

The foundation piling is due to start from 2nd October, and the first phase will take up to eight weeks. We're doing about half the piling for the whole site in one go, using a method where piles are hammered into the ground using a purpose-built rig. This is noisy but causes less ground vibration (lowering the risk of damage to existing homes) and requires fewer lorries coming and going than other methods. We wanted to tell you as there will be continuous noise and some ground vibration during this time. Piling works will be limited to 8.00am-5.00pm Monday to Friday.

If you are interested, we could arrange a site visit and walkaround with our site management team. This would be in the form of a pre-booked visit - unfortunately we can't manage unplanned visits due to health & safety requirements. If this interests you, please contact us at corporateprojects@west-norfolk.gov.uk.

Site Images

Piling mat being constructed



New junction formed off Parkway



Dangers of Building Sites

We know building sites hold great interest for some people, especially youngsters, and we would ask you to remind children of the dangers of building sites, in particular young children, and teenagers.

Please be particularly aware of the lorries delivering to and leaving the site. Please make sure you are seen, and we can see you!

Lovell Partnerships take care to ensure the site perimeter is safe and secure and the site is fully locked up at the end of each day. Our gateman works tirelessly to ensure public safety at the site entrance and cleans all vehicles leaving site.

Minimising Disruption

We would like to thank you for your patience regarding construction vehicle movement into and out of site, particularly with the size of some of our deliveries.

We appreciate that the construction project has an impact on our neighbours and surrounding residents.

The designated site working hours are:

7:30am - 5:00pm Monday to Friday, with occasional Saturday mornings (if necessary) with all construction deliveries avoiding the peak school times.

Scheme Benefits

At the moment, the building of 226 new homes near you is mainly causing a certain amount of disruption and we thought you may be wondering - is there going to be any benefit for me?

The answer is YES! So we will include a regular section in our newsletters telling you about some of the scheme benefits.

In this first edition we're talking buses. As part of the scheme the council has made a contribution of more than £133,000 to be used for better opportunities to walk, cycle or get the bus.

For bus travel this will include a more frequent service into town every 30 minutes Monday to Saturday and an hourly service on Sundays. This will of course benefit existing residents as well as new ones. A new stop with a bus shelter will also be built, that has a real-time information display.

Interesting Fact

The large underground attenuation tank, which is designed to capture the rainwater from the scheme, can hold over 3660 cubic meters of water.

This is equivalent to nearly six times the volume that St James swimming pool holds.

Considerate Constructor Scheme



This site has been registered with the Considerate Constructors Scheme (CCS), which means that how we interact with our neighbours and operate our site will be assessed by an independent body. More information on the CCS can be found on their website (www.ccscheme.org.uk).

CCS is an independent scheme that monitors our construction site against a code of considerate practice, designed to encourage best practice beyond statutory requirements.

There are five main areas monitored:

- **Care about Appearance** - Constructors should ensure sites appear professional and well managed
- **Respect the Community** - Constructors should give utmost consideration to their impact on neighbours and the public
- **Protect the Environment** - Constructors should protect and enhance the environment
- **Secure everyone's Safety** - Constructors should attain the highest levels of safety performance
- **Value their Workforce** - Constructors should provide a supportive and caring working environment

At Lovell we pride ourselves on community engagement - throughout this development we will be looking for local projects or charities to support, if you have any suggestions for this please contact us.

If you want to comment regarding our site and workforce, please contact: Lovell Partnerships on **01603 709800** or the Considerate Constructors Scheme on **0800 783 1423** quoting our registration number **SRO32396**.

Meet the Team



CHRIS NELSON
CONTRACTS MANAGER



KYLE FARR
ASSISTANT CONTRACTS
MANAGER



DAN SAXON
SITE MANAGER



ANDY HARRIS
SITE MANAGER



RYAN BUDD
GATEMAN



DARREN EVANS
QUANTITY SURVEYOR



MICHAEL SAUNDERS
OPERATIONS MANAGER



DAVID BULFORD
MANAGING QUANTITY
SURVEYOR



HOLLY BAKER
SENIOR HEALTH & SAFETY
ADVISOR