



Newsletter - 02

October 2024

Valentine Park, Lynnsport 1, King's Lynn



Welcome to the second newsletter for our Valentine Park project, delivered in partnership with the Borough Council of King's Lynn and West Norfolk.

The first homes should be ready to move into by autumn 2025 and we hope to finish the overall project in the spring of 2027. The computer-generated image above shows what some of the homes will look like.

The key things we want to tell you about in this newsletter are the upcoming construction activities that are due to start by the end of this year.

If you have any questions or concerns during this project the best person to speak with is Mark Bond, Senior Site Manager, on 07970 953862, 08:00-16:30 Monday-Friday.

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

In case of an emergency please ring **0800 600 7695**.

Regards,
The Lovell Team

COMPLETED WORKS AND WHAT'S COMING UP

To date, we have completed over half of the soil engineering works: these allow us to work on sturdy ground through the winter months and avoid problems with mud/storm water. The image at the bottom of this page shows the site and it was taken a few weeks ago. The work to date also means we are now in a position to start the construction of homes. The works will continue until November. Other activities coming up are listed in the table below:

	Proposed Start Date	Proposed End Date
Groundworks	Sept 2024	May 2027
Offsite Gas Diversion (Aconite Road Only)	Sept 2024	Oct 2024
Piling Phase 1	Oct 2024	Feb 2025
Piling Phase 2	June 2025	Oct 2025
Foundation Ground beams	Dec 2024	Dec 2025
Electricity & Water Mains	Dec 2024	Dec 2024
Asphalt to 1st Phase	Dec 2024	Dec 2024

To provide strong foundations for the homes, we will be installing concrete-driven piles in the ground. We are doing about 70% of the piling for the whole site in one go (Phase 1). We wanted to tell you about this as piling means there will be continuous thumping sounds and some ground vibration during the work.

Piling works will be limited to 9:00am-5:00pm, Monday to Friday.

All construction traffic will access the site via Lynnsport Way and Front Way. Aconite Road will be used for customers once our show home has opened.



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 construction projects have an impact on our neighbours and surrounding residents so we have designated site working hours. These are:

7:30am - 5:00pm Monday to Friday, with occasional Saturday mornings (if necessary). Main deliveries are between 8:00am and 4:00pm.

MINIMISING LANDFILL

As a partnership that cares about the impact of construction on the environment, we are always striving to eliminate the waste we create during the construction process. This in turn reduces the amount of waste that goes to landfill. Typically, Lovell will use this approach:

REDUCE: can we prevent and reduce waste generation in the first place?

REUSE: can we give the products a second life before they become waste?

RECYCLE: can waste materials be re-processed into products, materials, or substances whether for the original or other purposes?

RECOVERY: if we can't reuse or recycle, can we incinerate to produce alternative energy?

DISPOSAL: as a last resort, some waste is sent to landfill. Currently only 0.28% of Lovell waste goes to landfill. 99.72% gets reused/recycled etc.

CREATING COMMUNITIES

We want to take this opportunity to introduce Creating Communities. The Council recognises that building houses near others brings challenges to local residents in the short term but it also brings an opportunity to encourage and develop new community initiatives and engagement.

Creating Communities holds events in the local area to share information on local services and organisations as well as giving you an opportunity to meet new and current neighbours.

If you would like to be part of Creating Communities in your local area please get in touch with us at creatingcommunities@west-norfolk.gov.uk.

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.

CONSIDERATE CONSTRUCTORS SCHEME



The 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 CCS can be found at 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 three main areas monitored:

- **Respect the Community** - Constructors should give utmost consideration to their impact on neighbours and the public
- **Care for the Environment** - Constructors should protect and enhance the environment
- **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 on our site or workforce, please contact Lovell Partnerships on 01603 709800 or the Considerate Constructors Scheme on 0800 783 1423, quoting our registration number **SRO35848**

MEET THE TEAM

LOVELL

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MICHAEL SAUNDERS
OPERATIONS MANAGER



RUSSELL EDWARDS
CONTRACTS MANAGER



MARK BOND
SENIOR SITE
MANAGER



GEORGE HUTTON
ASSISTANT SITE
MANAGER



RYAN HARRIS-SMITH
TECHNICAL
CO-ORDINATOR



BRADLEY IRESON
QUANTITY SURVEYOR



DAVID BULFORD
MANAGING
QUANTITY SURVEYOR



ADRIAN BOULTER
HEALTH, SAFETY &
ENVIRONMENTAL
MANAGER

LYNNSPORT 1, KINGS LYNN

CONSIDERATE
CONSTRUCTORS
SCHEME

