Ashley Gardens & Berol Yard Update

December 2020 newsletter

BERKELEY SQUARE DEVELOPMENTS

Dear Neighbour,

Hope you are keeping safe and well.

Since our last newsletter in September a lot has been happening at Ashley Gardens and 1 Berol Yard. Haringey Council have confirmed the purchase of the Ashley Gardens development which will be known as the Rosa Luxemburg building. The site will provide over 100 new homes at council rents as part of a commitment to deliver a new generation of council homes.

1 Berol Yard has been progressing and is due for handover and first residents from the summer of 2021. We are currently finishing the installation of the kitchens on the upper floors and have started the testing and commissioning of the services.

We have been working closely with Living Under One Sun and as part of our continued commitment to the community we have provided them with a Marquee which will enable them to continue their classes in a socially distanced/safe environment.

Classes include: vegan cookery lessons, digital inclusion, gardening classes, nail care workshops and many more.

Over the last few months we have where possible reduced the impact of our construction works on the community by reducing the number of deliveries to site, installing safety barriers along Burdock Road and improving our dust mitigation measures.



Below is and outline of our forthcoming construction works for Ashley Gardens and Berol Yard:

Berol Yard

- Complete client snagging on all the plots and lock up units
- End of Q1 commence the external works packages to complete the paving and various external spaces ahead of PC.
- Commence the fit out of Client concierge spaces at G Floor
- Plant all soft landscape elements Q2
- Deliver the scheme with final sign off from all statutory bodies end Q2.

Ashley Gardens

- Complete RC Frame (End Feb 21)
- Ongoing scaffolding erection and complete the external masonry works (End April 21)
- Ongoing installation of the various windows and doors.
- Continue to progress internal works - Partitions and 1st Fix Mechanical & Electrical.
- Complete the utility connections in Ashley Rd – this will be in conjunction with Haringey council – we apologise for any inconvenience to local residents during this time.
- Works will progress on site throughout 2021.

Thank you once again for your continued patience and understanding as we continue our construction activities and as a reminder we are always available to discuss any concerns, observations or issues that are affecting you or the environment around the building.



Contact details

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