



Introducing Starfish Construction

RE: Introducing Starfish Construction RE: Cladding Remediation Works – 16–18 Marshalsea Road, London, SE1 1HL

Dear Resident,

We are writing to inform you of upcoming cladding remediation works at **16–18 Marshalsea Road**. These works form part of essential safety upgrades and may cause **temporary disruption** in the surrounding area.

Although your apartment may not be directly affected at every stage, you may experience some indirect impact while the works are ongoing. **Please be assured that these improvements are critical to ensuring the long-term safety, compliance, and resilience of the building under current fire safety regulations.**

About The Project

- **Removal of existing facade materials** including render, insulation, and any non-compliant components.
- **Installation of a new compliant external wall system**, including non-combustible insulation and upgraded fire-stopping.
- **Localised structural repairs** where required following strip-out.
- **Installation of upgraded stone cills and head extensions** to improve performance and appearance.
- **Full-depth cavity insulation** to enhance fire safety and energy efficiency.
- **Dust and noise control measures** to minimise disruption.
- **Cleaning of external facades** on completion.
- **Safe access always maintained** for residents and visitors.
- **Regular liaison and updates** throughout the project.

These works are essential to ensure long-term safety, compliance, and building performance.

Project Timeline and Location

- **Welfare Setup** From **15 June 2026**, our team will be setting up the **welfare area** at the rear of the building on **Disney Street** to support ongoing works.
 - **Scaffolding Installation:** Start 22/06/2026 (approx. 4 – 6 Weeks)
 - **Duration:** 24 weeks
 - **Working Hours:** Monday–Friday, 8am–5:00pm (*Workforce arrives at 7:30am; noisy works will not begin before 8:00am*)
 - **Occasional Saturday working** may be required
- Location:** 16–18 Marshalsea Road, London, SE1 1HL

Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



What to Expect in the Local Area

During the works, you may notice the following temporary impacts:

- Increased noise from drilling and facade removal
- Construction traffic and delivery vehicles entering/exiting the site
- Temporary footpath diversions around Marshalsea Road, Disney Place, and Redcross Way
- Dust control measures (all reasonable steps will be taken to minimise this)
- Reduced parking or loading access where required for safety
- All works will be carried out in accordance with strict health, safety, and environmental regulations.

Scaffolding & Access

To safely access all elevations, scaffolding will be erected around the building.

Key features include:

- Full perimeter scaffolding
- Goods hoist for material movement

Walkway tunnels at:

- Marshalsea Road main entrance
- Disney Place
- Redcross Way

These tunnels ensure safe pedestrian access beneath active work areas.

How The Project Will Be Delivered

The project will be delivered in controlled phases 1, 2 & 3, plus dedicated **entrance works** as shown on the below site layout.

BOROUGH PLACE | SITE LAYOUT | MAIN WORKS



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Visit Our Dedicated Residents and Stakeholders Hub

Starfish Construction is delighted to bring you this dedicated online resource designed exclusively for residents and stakeholders. We aim to provide you with valuable information about the project, the work to be carried out, schedules, introduce the project team, and, most importantly, ensure your safety and well-being throughout the construction process.

Two areas serve as your primary source of information and updates throughout the project – **The Residents and Stakeholders Hub** and the **Updates and Announcements section**.

You can sign up to receive any project updates and announcements by visiting the website address below or by scanning the QR code with your compatible device.

<https://www.starfishconstruction.com/borough-place-hub>

VISIT THE HUB



Please be assured that **every effort will be made to minimise disruption** to the local community. All works will be carried out in accordance with strict health, safety, and environmental regulations, and noise levels will remain within the limits set by the local authority.

The Information Above outlines the initial stages of the remediation works to Borough Place. For more detailed information on the project including specific start dates and durations relevant to your apartment.

please contact me at **CGreatorex@starfishltd.com** or by telephone on **07939 894015**, providing the following information:

- Name
- Email address
- Telephone number
- Occupancy type (Leaseholder/Renter)

We greatly appreciate your cooperation and patience while these important safety works are carried out. Our team is committed to minimising disruption and keeping you fully informed throughout the project.

Yours Sincerely

Courtney Greatorex
Resident Liaison Officer
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