



## 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 the upcoming cladding remediation works, which form part of essential safety improvements across the development.

Starfish Construction have been appointed to carry out the removal and replacement of the existing render & stonework facade systems at **16–18 Marshalsea Road**, including works to the elevations facing **Disney Place, Disney Street** and **Redcross Way**. Our aim is to deliver a safer, more resilient, and fully compliant building envelope while keeping you informed and minimising disruption throughout the programme.

## Scope of Works

- **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



## Expected Disruptions

### Site Setup & Enabling Works

As a resident, you may notice the following during the works:

- **Site compound and welfare facilities** installed
- **Resident communication signage** displayed
- **Traffic and pedestrian management routes** established
- **Protection of landscaping and communal areas**
- **Safe access routes maintained** for all residents

### 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

## Expected Disruptions

- During the works, residents may notice:
- Increased noise from drilling and facade removal
- Temporary footpath diversions around Marshalsea Road, Disney Place, and Redcross Way
- Delivery vehicles entering/exiting the site
- Dust control measures, though minor disturbances may still occur
- Reduced parking or loading access where required for safety
- All works will comply with strict health, safety, and environmental regulations.

**These tunnels ensure safe pedestrian access beneath active work areas.**

#### Manchester Regional Hub

3 Missouri Avenue  
Salford  
Greater Manchester  
M50 2NP

T 0333 016 5399

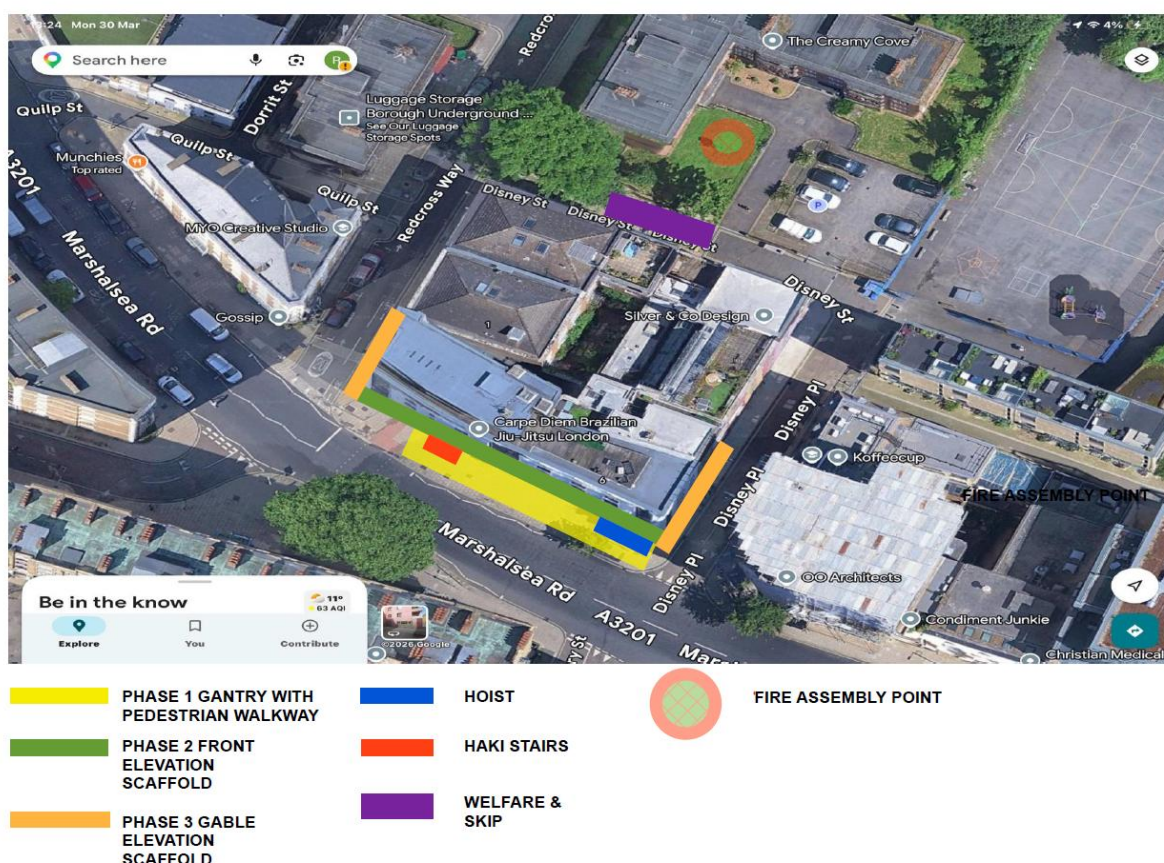
UK Wide Enquiries: 0333 016 5399



## 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



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](mailto:CGreatorex@starfishltd.com) or by telephone on **07939 894015**, providing the following information:

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

### Manchester Regional Hub

3 Missouri Avenue  
Salford  
Greater Manchester  
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



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  
T: 07939 894015  
E: [CGreatorex@starfishltd.com](mailto:CGreatorex@starfishltd.com)

## 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>



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  
T: 07939 894015  
E: [CGreatorex@starfishltd.com](mailto:CGreatorex@starfishltd.com)

### Manchester Regional Hub

3 Missouri Avenue  
Salford  
Greater Manchester  
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399