

# Marketfield Way redevelopment newsletter

Issue 5: June 2022



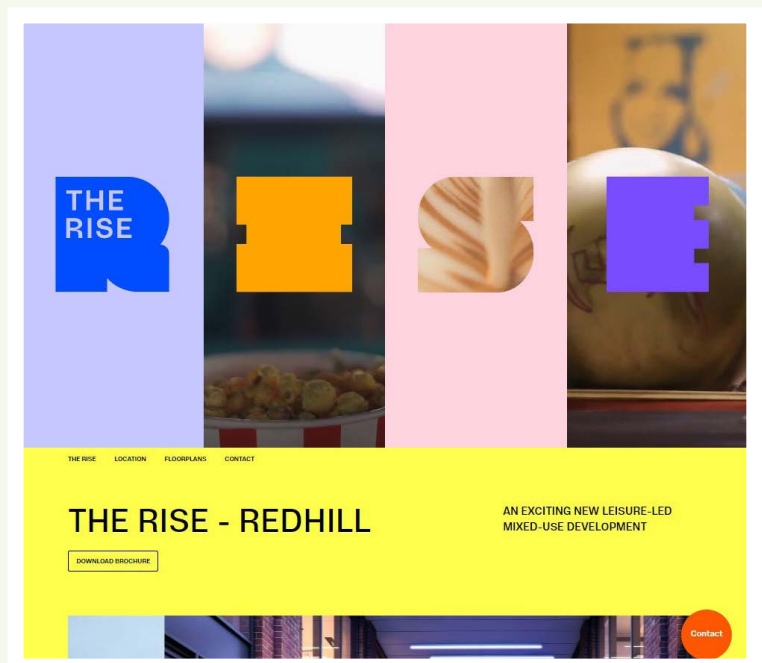
## Read on for an update on our flagship regeneration project to provide more leisure choice and new homes in Redhill.

The scheme is on schedule for the construction to reach practical completion in late summer 2022, for opening in 2023. It will provide:

- a new six-screen cinema
- new restaurants, shops, leisure and offices on the ground and first floors
- 150 new one and two bedroom homes for private rent
- a new landscaped pedestrian route, flanked by shops and restaurants, linking the High Street to Marketfield Way.

## New name and new website

Earlier this year we revealed a new name, look and website for the development. The new name - 'The Rise' - is to reflect the positive change the development represents for Redhill town centre, giving residents and workers new morning to night-time leisure choices, as well as attracting more visitors to spend time in the town. A business to business website has been developed to ensure successful pre-lets of the development: [theriseredhill.co.uk](http://theriseredhill.co.uk).





## The Light

Cinema operator The Light has confirmed plans to open their doors at The Rise for Easter 2023. In addition, The Light will also bring a nine-lane boutique bowling and retro arcade, a diner and bar and a range of other new leisure activities.

## Who else is coming?

With a Tesco Express store also confirmed, half of the commercial floor space is now pre-let. Discussions are taking place with other businesses for the remaining space. The ground floor, centred around an attractive 'galleria' pedestrian route, will have a range of places to eat and drink. On the first floor, more leisure and workspace uses are planned.

## What's happening on site?

The building came to life during May when the permanent power was switched on.

Internally, over the next four months, we will be working towards multiple handovers of the flats to Kooky and continuing to progress the cinema and amenity areas.

Work on the acoustic walls in the cinema has begun and in the next month the cinema will begin to take shape as works progress quickly.

Externally, brickwork is being installed at the tallest part of the development, along with cladding on the south and the main High Street elevations.

In June, the finished look of the building has begun to emerge as the scaffold is lowered following the completion of the façade works, revealing the external walls.

As the scaffold is lowered, the final external works to the public realm will commence.



## Environmental measures

The environmental performance of both the construction site and the completed development are important to the Council.

Our main contractors, VINCI, have adopted working practices to minimise environmental impact and to promote sustainability during construction. An environmental notice board on site is updated weekly by VINCI's designated environmental champion, and monthly environmental audits are carried out on the project.

Measures being taken on site include:

- Segregating waste on site meaning that over 95% of waste on site is recycled.
- Monitoring carbon emissions with measures to reduce them, such as tool box talks with sub-contractors, actively encouraging car sharing for staff, asking workers to use public transport and cycle and for sub-contractors to use mini buses to bring operatives to site.
- All lighting on site is LED, as it's more energy efficient and has a longer life span, including hoarding and site lighting.
- All heating is thermostatic and electricity usage is actively monitored, together with water and noise.
- All timber used on site is sustainably sourced, and VINCI is part of the wood recycling scheme.
- There are even bird boxes on site.



The non-residential buildings within the development are being built to BREEAM standard Very Good. BREEAM is the Building Research Establishment's sustainability assessment method and is an internationally recognised scheme that provides independent certification of the assessment of the sustainability performance of buildings.

Attenuation will be in place for storm water on site; this delays heavy rainfall running off site and reduces the risk of flooding to the wider area.

A combined heat and power unit for part of the heating and electricity use in the residential areas has been installed.

The new buildings will have a variety of green and biodiverse roofs, which will host a range of plants that flower from April to September, including wildflowers, sedum, herbs and perennials. The roofs are also excellent habitats for pollinators such as bees, butterflies, birds and invertebrates.



## Meet Vinci's Project Manager

Phil Day is a Project Manager at VINCI and is in charge of the internal fit-out of the new homes being built at The Rise. He returned to work for VINCI in early 2021 after 13 years working in the Middle East, including Bahrain, Abu Dhabi and Azerbaijan, as well as Ghana in West Africa. Before that, Phil worked on Terminal 5 at Heathrow Airport.



Phil said "Living and working overseas in environments that have different cultures has been really eye opening and enlightening and has given me an opportunity to see the world. Work-wise it has been extremely challenging, but it has given me great experience on massive projects, the ability to progress my career and given me a drive to grab every opportunity that arises." Phil has a Civil Engineering master's degree and is affiliated to the Project Managers Institute.

Working on The Rise, Phil managed the procurement of all the internal trades. This included involvement in the design elements of the different work packages, finalising the construction programme, choosing sub-contractors and developing a "matrix" programme to manage the internal fit-out works. Phil's advice to those considering working in construction is: "If you're ever in doubt, just try it. It is fast paced, challenging, rewarding, multifaceted, great fun and great camaraderie, and every single day is a different one!"

## How to keep in touch

You can keep in touch with us in a variety of ways:



[www.reigate-banstead.gov.uk/marketfieldway](http://www.reigate-banstead.gov.uk/marketfieldway)



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