

November 2017 Newsletter

This newsletter is designed to provide an update to residents who reside near to Malling Brooks Industrial Estate in relation to the construction of John Gosnell & Co's new factory.

At Merit Holdings, we recognise the importance of engaging with the local community throughout the construction process and this newsletter will become a regular feature throughout the delivery of our works.

Thank you for your continued support and cooperation throughout the construction process. If you have any queries, please feel free to contact us by e-mail gosnells@meritholdings.co.uk



An introduction to John Gosnell & Co

from Chris Warner, Managing Director

Who we are...

We are makers of fine soaps, perfumes and cosmetics. Co-located with our subsidiary Courtin and Warner Limited (a food and pharmaceutical packing company).

The earliest record of the firm is from 1677 when we were called John Price and Co and were based in London, we may well be older than this but the Great Fire of London in 1666 means there are few records to check this against.

Over time the company changed name to Price & Gosnell and then John Gosnell in 1834. During the reign of Queen Victoria the company expanded globally with its Cherry Blossom, Famora and Society ranges becoming major household names.

Current Managing Director Chris Warner's great-grandfather Herbert Warner bought the company between the wars to sit alongside Courtin and Warner. Just before the Second World War he moved the companies to Lewes and the Old Ballard's Brewery Site on Bell Lane.

Gosnells quickly became known in the town as "the soap factory" with multiple generations of Lewes families working here – a tradition that continues today.



In 1980 the redevelopment of Phoenix Place saw the companies move across town. At this time the company was mainly involved in making hotel soaps and amenities as well as contract manufacturing for high street names.

Being near the Ouse, like a lot of Lewes, we suffered in the October 2000 with about five and a half foot of water through the factories. But through the hard work of the staff and support of our customers, suppliers and insurers we overcame this setback.

In the last few years we have expanded our offering to include home fragrance and candles. Malling Brooks is the first time the company has designed a factory from the ground up. We are excited by the opportunity it represents and to be moving in soon.

We'd like everyone to share in our success and we enclose a pot of cream for every resident to try. We hope you enjoy this.

Construction update

General update

Construction is progressing on site with the installation of the internal liner complete and the external cladding almost complete. The integrity testing of the roof and installation of the roof guardrail system has been successfully completed. The internal fabric works have commenced including erection of the internal partitions. Installation of secondary steel and ductwork is underway. The positioning of the mechanical plant such as the Air Handling Units has also commenced.

We respectfully request your patience as we may need to conduct non-noisy works (inside the building) later into the evening. We will be trialling this and monitoring any resident concerns.

Swale works

It should be noted that the following works are not part of Merit Holdings' works. The information below has been included in this newsletter at the request of the client and to support an open and transparent form of communication regarding the ongoing works at Malling Brooks.

Santon North Street has now appointed Edburtons Contractors to complete the Swale Works reconfiguration. This involves draining and setting out a new swale to Malling Brooks with revised levels to mitigate any flood risk. Edburtons will need to introduce over-pumping of swale waters around each section being worked on. Unfortunately, over-pumping needs to be continuous to avoid flooding to areas being worked on. This means that a pump will need to run 24/7 for each section of the swale being reconfigured – Edburtons will start working on the southern section of the swale from 20 November 2018. It's worth noting that the swale will dry out as a result. Edburtons will be backfilling the swale for safe access to remodel the swale areas as per the plans. The contractor will also be digging trenches and constructing a plinth for the provision of a sub-station, services and drainage to the site.

Edburtons will be setting up their own site accommodation (a couple of cabins) at the northern end of the road hammer-head. They will be using heavy duty plant and materials for their works which will be carried out during normal working hours.

The image below shows the front elevation:



This will have timber cladding (see image below of actual timber cladding) added to the metal cladding from the left hand side front up to the main opening on the right.



What to expect in the coming months

November 2017	External/internal windows and doors Continue with installation of Internal walls Continue installation of mechanical and electrical services
December 2017	Commence floor finishes Installation of fire detection and security systems Install external drainage and commence hard landscaping Commence Works to external car park Installation of passenger lift Continue Installation of mechanical and electrical services Commencement of installation of PV panels on roof