

100 Gray's Inn Road, 88 Gray's Inn Road & 127 Clerkenwell Road Development: Construction Management Plan



GH GLOBAL HOLDINGS
Management Group

**AVISON
YOUNG**

kanda

Grays Inn Rd

Clerkenwell Rd

Google Earth

We are a family-run, employee-owned trust founded in 1967 by Tom Darsey.

Our primary business is to service the construction and related industries through our enabling services comprising demolition, asbestos removal, remediation, earthworks, infrastructure, waste management and haulage divisions.

Since the company's formation, we have grown to form a Group comprising of:

- Erith Holdings Limited
- Erith Contractors Limited
- Erith Haulage Limited
- Erith Plant Services Limited
- Erith Business Solutions Limited
- Erith Training Limited

Today, we are ranked as the 3rd largest demolition contractor globally. We remain a privately owned family business, managed by Steve & Tony Darsey, supported by a group of non-family directors. Our governance structure ensures that we operate safely, considerately, responsibly and ethically, with qualified and experienced leadership across all areas of the company.



Steve Darsey

Group Chair

Third largest demolition contractor in the World

Published by Erith on 26 July 2021



Community Initiatives

Investment into the community and providing community initiatives are crucial factors in the development and prosperity of business. Our long standing record of supporting our surrounding communities has grown from strength to strength.

Our continued commitment to our local communities ensures stakeholders are not only informed and protected from potential disruption but that we are providing economic benefit – by using local suppliers, local labour where possible and providing donations to support communities.

Apprenticeship and Employment

Our commitment to providing work experience placements has seen recognition through an ‘Outstanding Employer Contribution’ award from the Education Business Partnership. We have provided a number of apprenticeships, aimed at providing young people with a chance to develop their skills for a potential career within the industry. We have had prominent involvement with the Prince’s Trust Foundation and various campaigns with Local Authorities, working closely with schools to provide information and prosperous opportunities within the company.



This project will be registered with the Considerate Constructors Scheme. By registering with these schemes, we can further demonstrate our commitment to those affected by our works. This includes our work force, our neighbours, local businesses and other residents.

We are proud to announce that we have been awarded with an impressive total of nine Considerate Constructor National Site Awards on previous projects. The prestigious accolades recognise the highest performing construction sites across the UK and Ireland with the scheme measuring the contribution sites have made towards being considerate to local neighbourhoods and public, the workforce and the environment – more details can be found below

The site will be registered with the Considerate Constructors, CLOC's, FORS and Crane Safe Schemes. Promotion and information about these schemes will be displayed using official banners and or notices to convey our (and the Clients') responsibilities and attitudes to the environment, neighbours, and the wider community throughout the project in accordance with the London Borough of Camden.

Residents and neighbours will be able to contact the scheme directly. Manned 24-hour Contact details will be displayed on noticeboards close to access points and included in all newsletters and information notices.

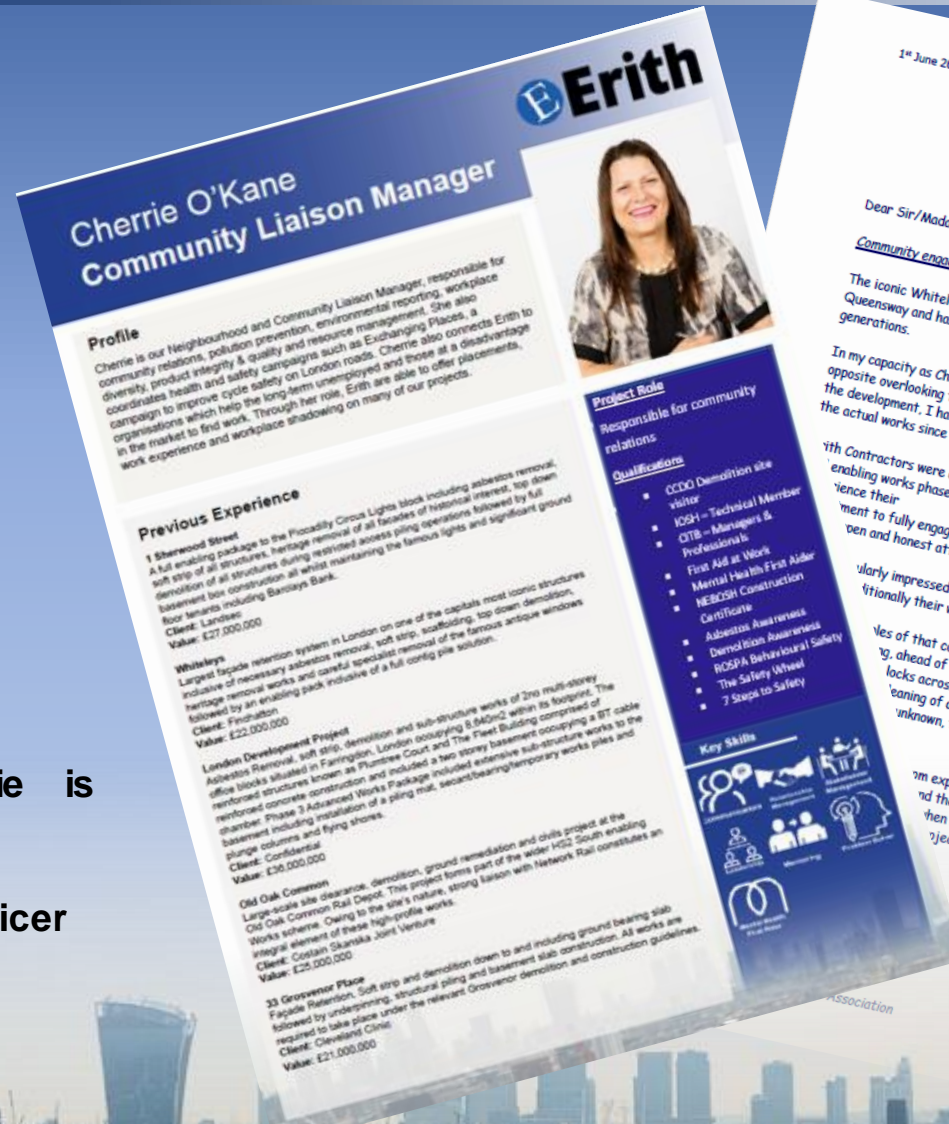


CHERRIE O'KANE - COMMUNITY LIAISON MANAGER

CV & REFERENCE



- Erith have a dedicated full time Community Liaison Manager who is responsible for all community relations.
- Cherrie has worked on many successful projects and has received outstanding feedback for her work.
- For the Gray's Inn Road development project, our involvement with the local community will be upmost priority, by holding quarterly community engagement meetings, producing monthly newsletters, and ad hoc newsletters for irregular occurrence, such as our tower crane erection or transport movement orders.



Working alongside Cherrie is Jennifer O'Kane:

Lead Community Liaison Officer

Jennifer.O'Kane@erith.com

07775383609



All operatives will be briefed on how to conduct themselves in public areas and to direct residents or members of the public to the management team if they are approached directly. This will be conveyed at their initial site induction with periodic refresher instructions via briefings throughout the life of the project.

Should the need for a complaint arise, we would encourage our neighbours to contact our management and community liaison team, following the below procedure:

During working hours:

Erith's Community Liaison Manager Cherrie O'Kane and her team will be responsible for dealing with complaints in conjunction with the Project Management team. Steven Gillam and George Webb will be the first point of contact in most instances, as they are managing site works and will be best placed to ensure that the complaint is dealt with in a timely fashion. Should they be unreachable for any reason, please contact Cherrie O'Kane and/or Jennifer O'Kane.

All contact details will be displayed on hoarding notice boards, at each elevation of the site and will also be included in regular newsletters.

Outside working hours:

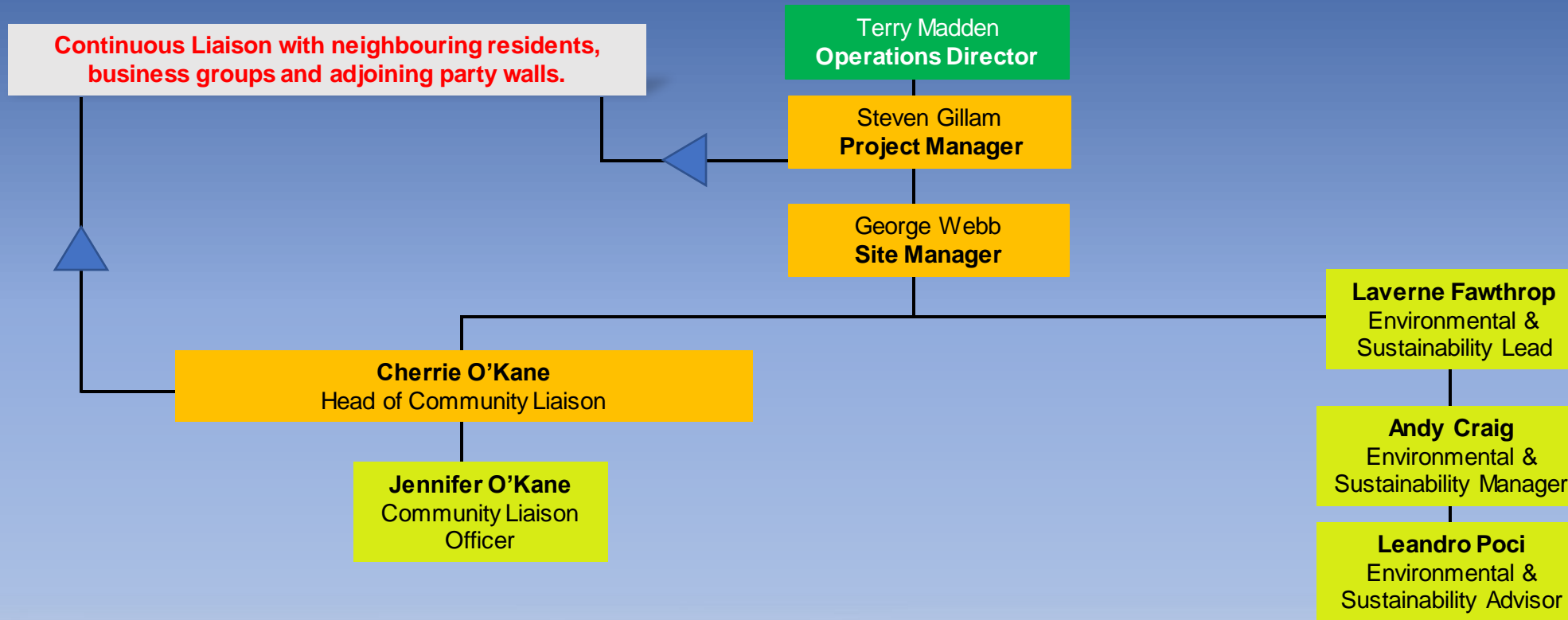
24/7 security contact numbers will also be posted on notice boards around the site, in regular newsletters/information notices and can also be seen below:

Steven Gillam
Project Manager
07918 188831
Steven.Gillam@erith.com

George Webb
Site Manager
07572 151802
George.Webb@erith.com

Cherrie O'Kane
Community Manger
07894 259321
Cherrie.o'kane@erith.com

Jennifer O'Kane:
Community Liaison Officer
07775383609
Jennifer.O'Kane@erith.com



Erith recognise that one of the key factors in delivering this project will be community relations. We intend to do this by;

- Liaising with local residents / business group representatives
- Issuing regular newsletters
- Seeking to collaborate with local schools
- Working with local charities

Erith Contractors Limited have always strived to lead sustainability within the demolition industry. We have a strong track record of delivering sustainable solutions and innovations for our clients. This includes:

- Market leading circular economy schemes, such as Verde SW1,
- Consistent attainment of BREEAM credits and exemplary environmental performance. in order to assist the delivery of projects in line with the UK Green Building Council's Net Zero Carbon Buildings Framework Definition, additional to our own goal of setting and achieving a Science-Based Target for reduction of carbon emissions.

Demolition & Enabling Phase Construction Works

100 Gray's Inn Road and 127 Clerkenwell Road (ECL Scope):

- Site investigations & intrusive surveys to the existing structures
- Installation of site hoarding, gated access points, perimeter scaffolding and protective gantries to pedestrian walkways
- Soft strip and demolition of the existing buildings
- Retention and temporary support of the existing retaining basement walls, including underpinning of them
- Installation of tower crane
- Disconnection of incoming utility services
- Relocation, disconnection, and reconnection of the two on site UKPN Substations
- New reinforced concrete substructure and foundation works (including new piled foundations)
- Construction of new reinforced concrete basement up to and including ground floor podium slab
- Construction of the two new reinforced concrete cores to full height

New Build Phase Construction Works (by main contractor)

100 Gray's Inn Road (combined footprint with 127 Clerkenwell Road)

- Construction of ground plus eight storey building superstructure, consisting of a glulam frame with cross-laminated timber (CLT) floors
- Installation and commissioning of all associated with the completion of the project mechanical, electrical, rooftop plant equipment, fit-out works
- Installation of precast concrete Façade together with red brick masonry and red concrete horizontal banding elements, inclusive of window frames and glazing

- Installation of precast concrete Façade together with red brick masonry and red concrete horizontal banding elements, inclusive of window frames and glazing
- Provision of high-quality office accommodation measuring 11,895 sqm GIA across the site
- At the ground floor of the new building, two units will be used for either retail or as a restaurant (both Class E) and a further unit, measuring 814 sqm GIA, will be used as either retail, restaurant or offices.
- Public realm works, including the use of timber cobbles
- A dedicated servicing bay accessed off Gray's Inn Road, including a turntable and refuse stores

Biodiverse roof and intensive planting at the rear and roof level of the new building

88 Gray's Inn Road (by main contractor)

- Partial demolition of newer elements of 88 Gray's Inn Road, including sections at the North and West sides of the building as well as the top floor roof extension
- Replacement of the existing top floor structure with a new lightweight structure consisting of a steel frame with traditional joisted roof structure.
- A series of balconies will be provided as part of the proposed alterations.
- Partial excavation to ensure that services can be installed at basement level, including Air Source Heat Pumps
- Removal of existing windows
- Extension of the existing lift core through the existing and proposed structure, consisting of a steel frame
- A single storey extension will be provided to the North of the ground floor to house the proposed plant room
- External Works

Site Working Hours

Monday to Friday 8am -6pm

Saturday 8am-1pm

Site Works Duration

- Erith project commencement date – August 2023
- Early enabling works commencement date – August 2023
- Demolition commencement – November 2023
- Erith Completion – Q4 2024

By its very nature demolition and construction works cause noise. Erith will enter into a Section 61 agreement with Camden Council in advance of the works, which will confirm the permitted noise and vibration levels. All noisy works will be managed in accordance with section 4 of the “Guide for Contractors Working in Camden”.

Noisy Working Hours are:

Mon-Fri 8am-10am, 12pm-2pm & 4pm-6pm

Reduced Impact Working Hours are:

Mon-Fri 10am-12pm, 2pm-4pm & Saturday 8am-1pm

Forecast works outside of usual working hours:

- Mobile crane visit for lifting demolition plant to roof level, involving a weekend closure of Clerkenwell Road – November 2023
- Mobile crane visit for erecting tower crane, involving a weekend closure of Clerkenwell Road – May 2024



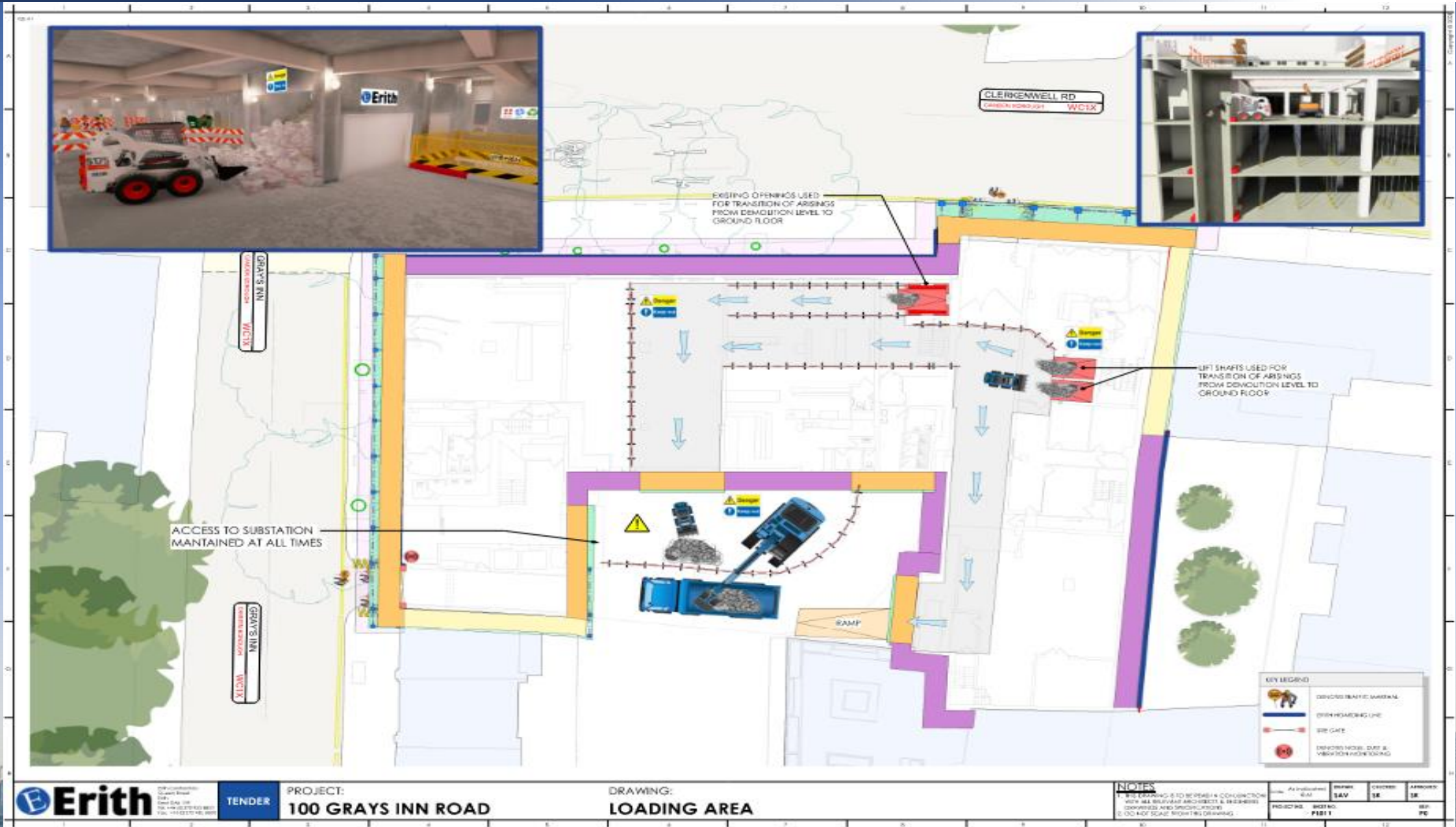
A dedicated team of traffic marshals will be sited at all vehicular entry points, so to ensure that the vehicles are manoeuvred in a controlled & safe manner, without risk to pedestrians and ensuring unauthorised access to site is prevented. Pedestrian footways will be maintained around the site perimeter, with scaffold pedestrian gantry's on Gray's Inn Road, and outside 127 Clerkenwell Road. Where access to site is required across any pedestrian transit routes, these will be controlled locally with traffic marshals in attendance. During vehicular movements into & out of site, pull out retractable pedestrian barriers and 'Stop Works' boards will be utilised to temporarily hold the flow of vehicular & pedestrian traffic.

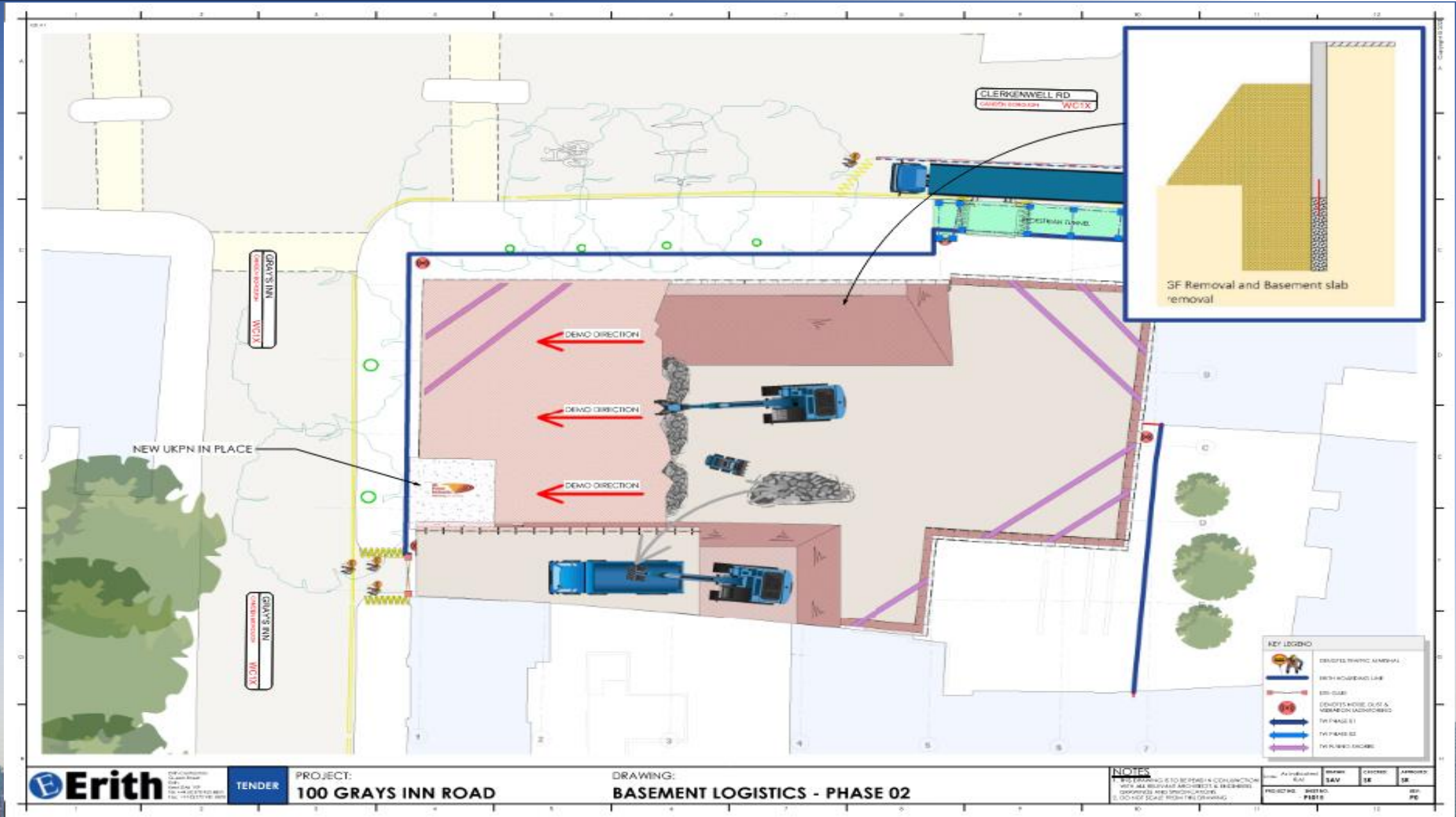
There will be no turning on site due to restricted access constraints. Vehicles collecting wastes will arrive to site via Gray's Inn Road and will be reversed into the internal courtyard area under control of ECL's traffic management team. The vehicle will then vacate from site in a forward gear onto Grays's Inn Road, again under control of ECL's traffic management team. Vehicles utilising the Clerkenwell Road pit lane will arrive via Clerkenwell Road and drive into the pit lane in a forward gear, under the control of the ECL traffic management team.

Dedicated traffic marshals on a similar ECL scheme in London



100 Gray's Inn Road CMP: Traffic Management





100 Gray's Inn Road– Environmental Controls

- A Construction Management Plan (CMP) has been prepared for the works, which includes Erith's proposals in regard to environmental controls (summarised below). The CMP includes green/amber/red trigger levels, which will be carefully monitored throughout the works and in the unlikely event that exceedances occur, the associated activities will cease until a revised methodology and/or further mitigation measures are implemented.
- Acoustic screening will be applied to the working lifts of scaffold, to provide noise reduction encapsulation to the works.
- It is envisaged that approximately 80% of the works will be carried out using excavators equipped with hydraulic pulveriser attachments, which is significantly quieter than traditional pneumatic breakers.
- Dust will be controlled at source by using a continuous fine-water spray. A suitable boosted water supply will be provided, ensuring there are enough hoses to reach all parts of the site.
- Road sweepers will be deployed regularly, so to ensure the cleanliness of the surrounding areas is maintained.
- All scaffolding will be enclosed with appropriate flame-retardant sheeting material, providing encapsulation of the demolition works.
- All monitoring undertaken will satisfy the requirements of the Supplementary Planning Guidance 'The Control of Dust & Emissions during Construction & Demolition'
- Noise, Dust & Vibration Monitoring will be installed & managed by an independent specialist, which will remain in place for the duration of our works. This will involve real time monitoring, with alerts issued to the site team, should early trigger levels be reached. This will prompt a review of the working methodology, to see where betterment can be made, with this information being shared with the local authority environmental department.
- Vibration monitoring will be undertaken during the full works period, measuring the peak particle velocity [P.P.V.], at three axes continuously throughout the programme. This again will involve real time monitoring, with alerts issued to the site team, should early trigger levels be reached.
- Automated particulate monitoring of average 15-minute PM10 dust levels will also be undertaken. The monitoring will be carried out in accordance with The control of dust and emissions from construction and demolition. This again will involve real time monitoring, with alerts issued to the site team, should trigger levels be reached.



Typical Monitoring Station



Erith Road Sweeper

Demolition & Enabling Works



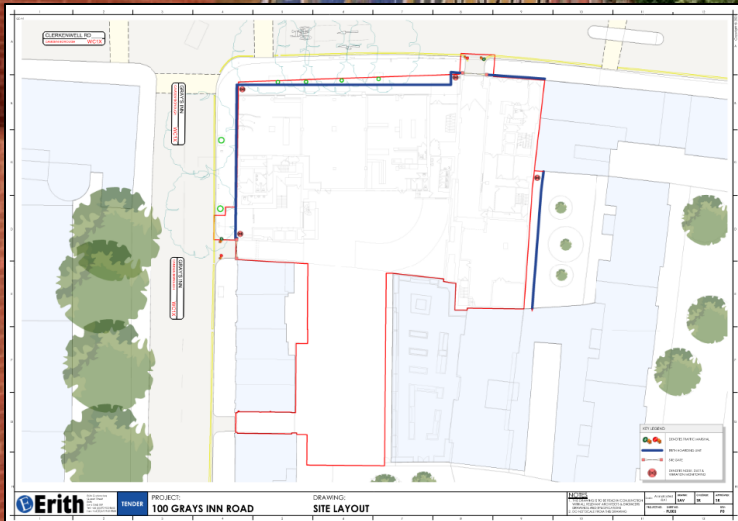


The Site comprises three buildings; 100 Gray's Inn Road, 127 Clerkenwell Road and 88 Gray's Inn Road ('the Site').

No. 100 Gray's Inn Road is located on the junction of Gray's Inn Road and Clerkenwell Road and is the most prominent of the three buildings. It is a ground plus seven storey 1960's office building with a single basement, reinforced concrete structure and a metal and glass clad façade.

No. 127 Clerkenwell Road is a ground plus six storey 1980's building, located to the East of the site with a brick clad reinforced concrete structure comprising of 8 storeys complete with a metal frame plant room located on the roof.

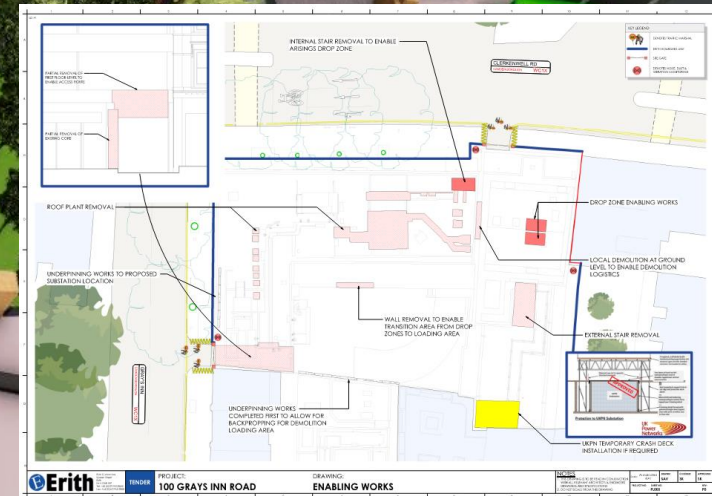
No. 88 Gray's Inn Road is a small 4 storey structure utilised for office space, and is located off the main Gray's Inn Road accessed via an underpass off Gray's Inn Road. This building will be used for the site offices and welfare arrangements.





Internal enabling works due to commencing August 2023:

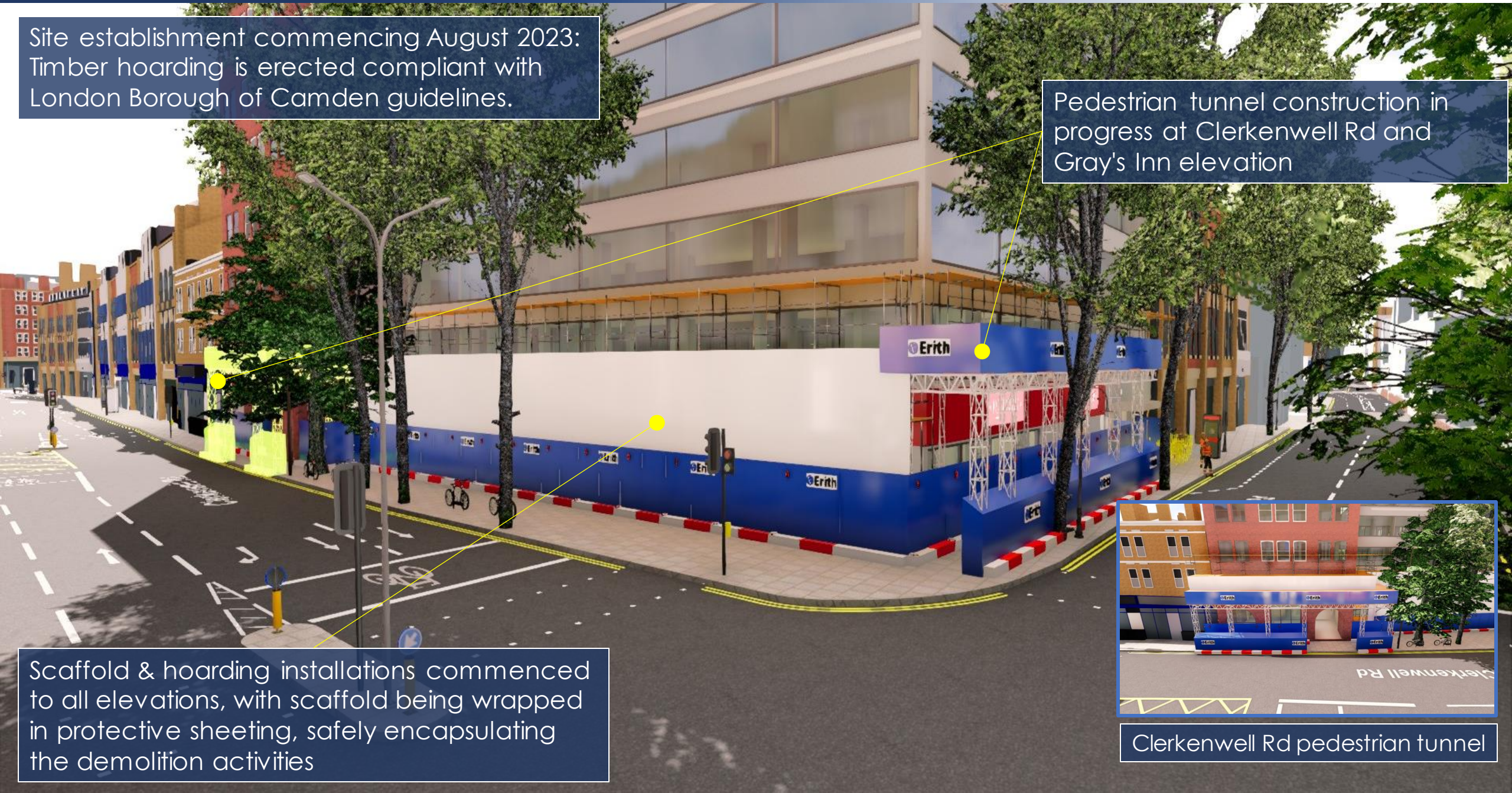
- Site establishment: welfare and offices in 88 Gray's Inn Road
- Underpinning works
- Construction of the proposed substation at Gray's Inn elevation
- Internal logistic route enabling – local demolition and TW installation
- Arisings drop zones
- TW installation at basement level
- Back-propping
- Roof plant removal
- Crash deck installation to existing substations (if required)



100 Gray's Inn Road CMP: ECL Works

Site establishment commencing August 2023: Timber hoarding is erected compliant with London Borough of Camden guidelines.

Pedestrian tunnel construction in progress at Clerkenwell Rd and Gray's Inn elevation



Scaffold & hoarding installations commenced to all elevations, with scaffold being wrapped in protective sheeting, safely encapsulating the demolition activities



Clerkenwell Rd pedestrian tunnel

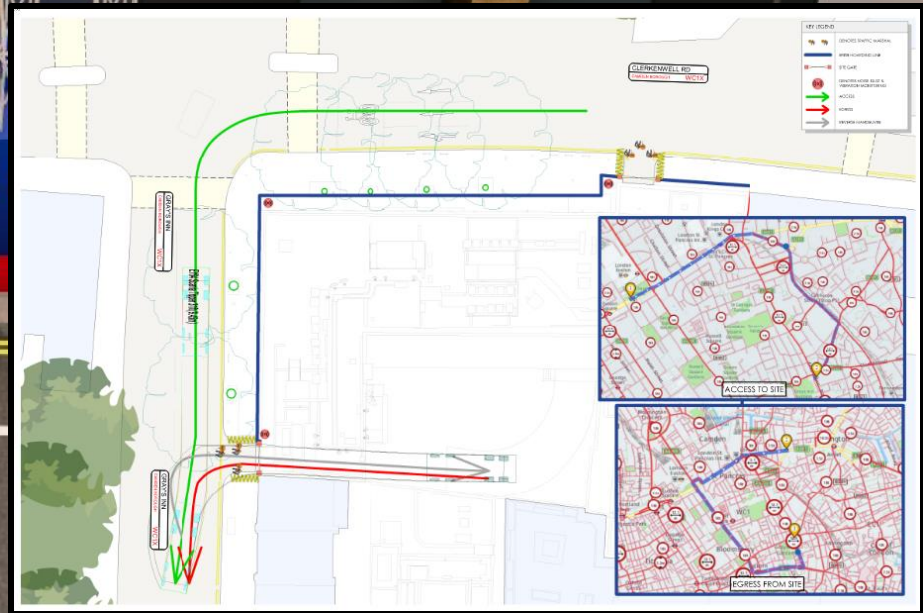
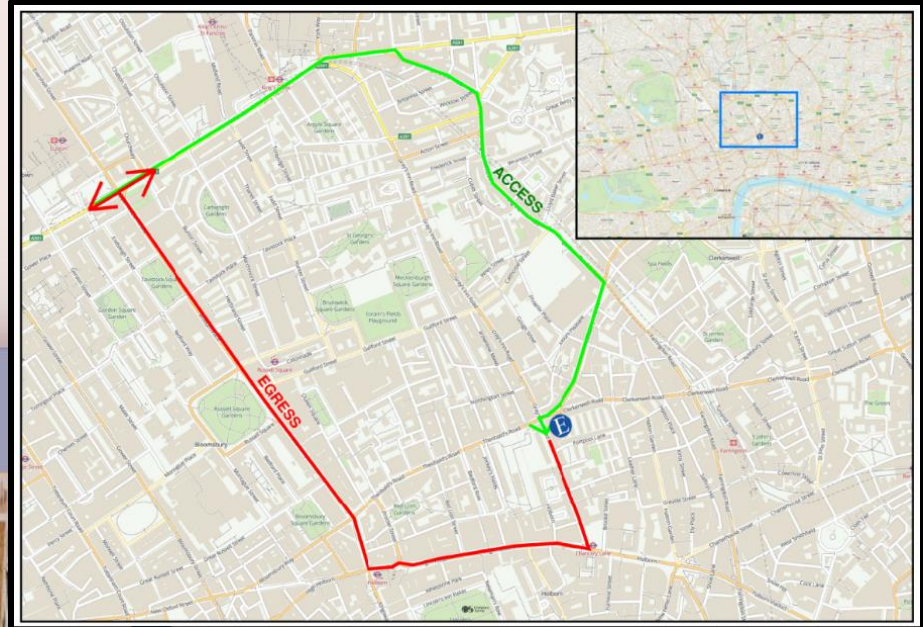
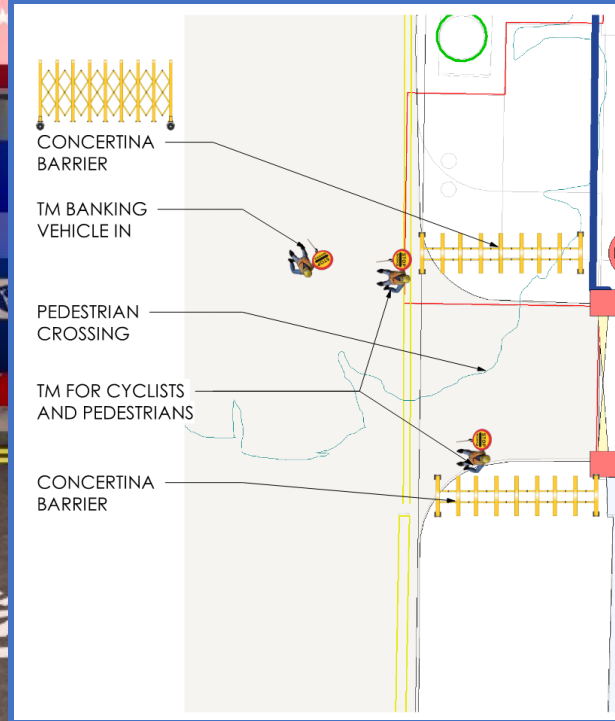


Main site access and egress point via 100 Gray's In Road

100 Gray's Inn Road CMP: ECL Works



Traffic Route Strategy



100 Gray's Inn Road CMP: ECL Works



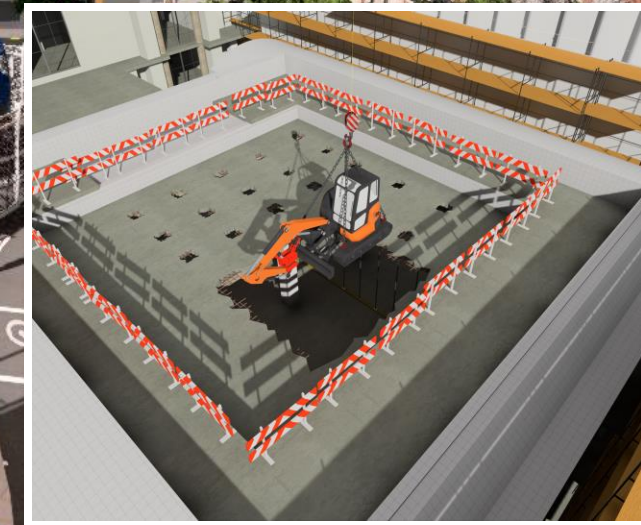
Protective scaffold fan

All trees to be protected



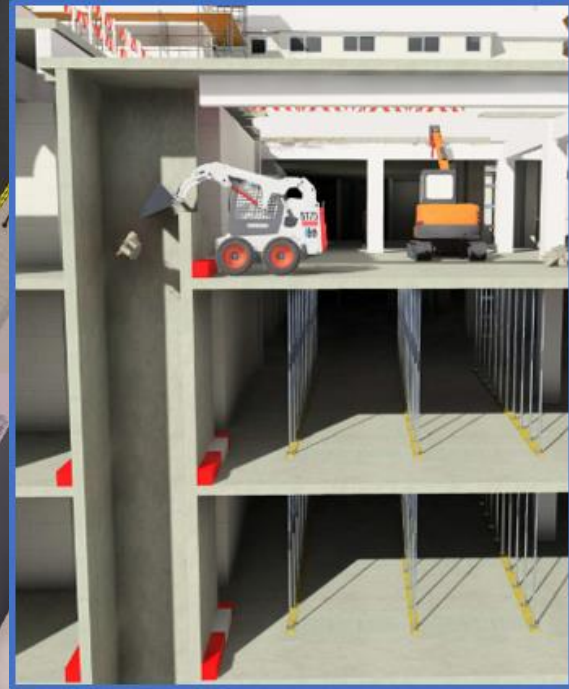
November 2023: Scaffold installation completed to all elevations





Mobile crane site visit from Clerkenwell Road November 2023: Crane to be utilised to lift demolition plant to roof level

100 Gray's Inn Road CMP: ECL Works



Top-down demolition commencing:
November 2023

Existing lift core used as
arising drop zone

Internal courtyard loading area



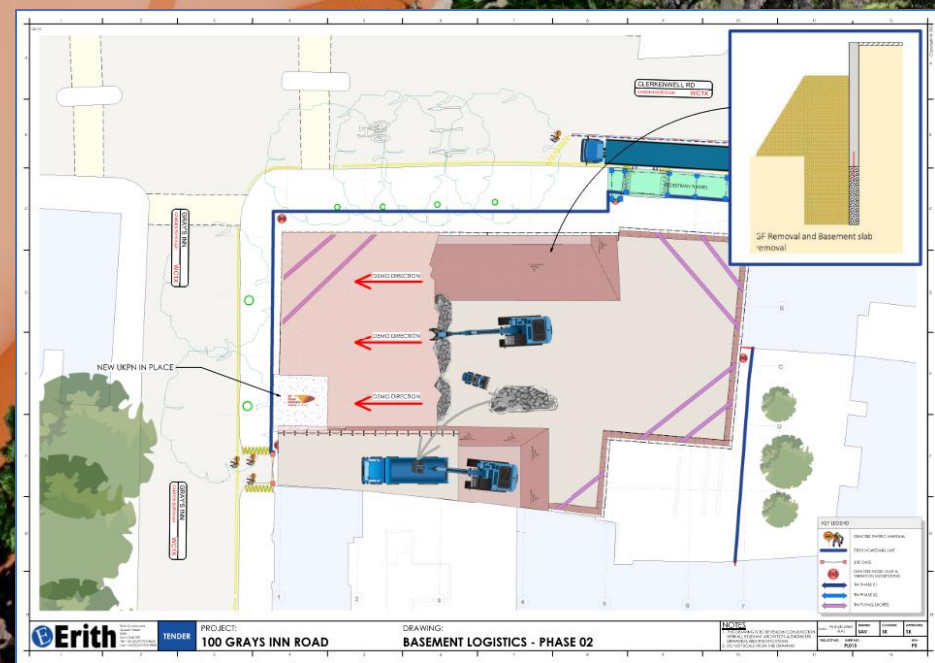
Arisings transit from drop zone to loading area via skid steer

Weather protection progressively installed to exposed party walls

Existing Ground Floor slab retained and used for logistics

Temporary Logistics zone

Ground Floor & substructure demolition commencing Q2 2024





Piling installation commencing Q2 2024

Basement retention scheme

Central basement raft demolition/removal in progress

100 Gray's Inn Road CMP: ECL Works



Clerkenwell Road Pit lane strategy



Access into Pitlane

Egress from Pitlane

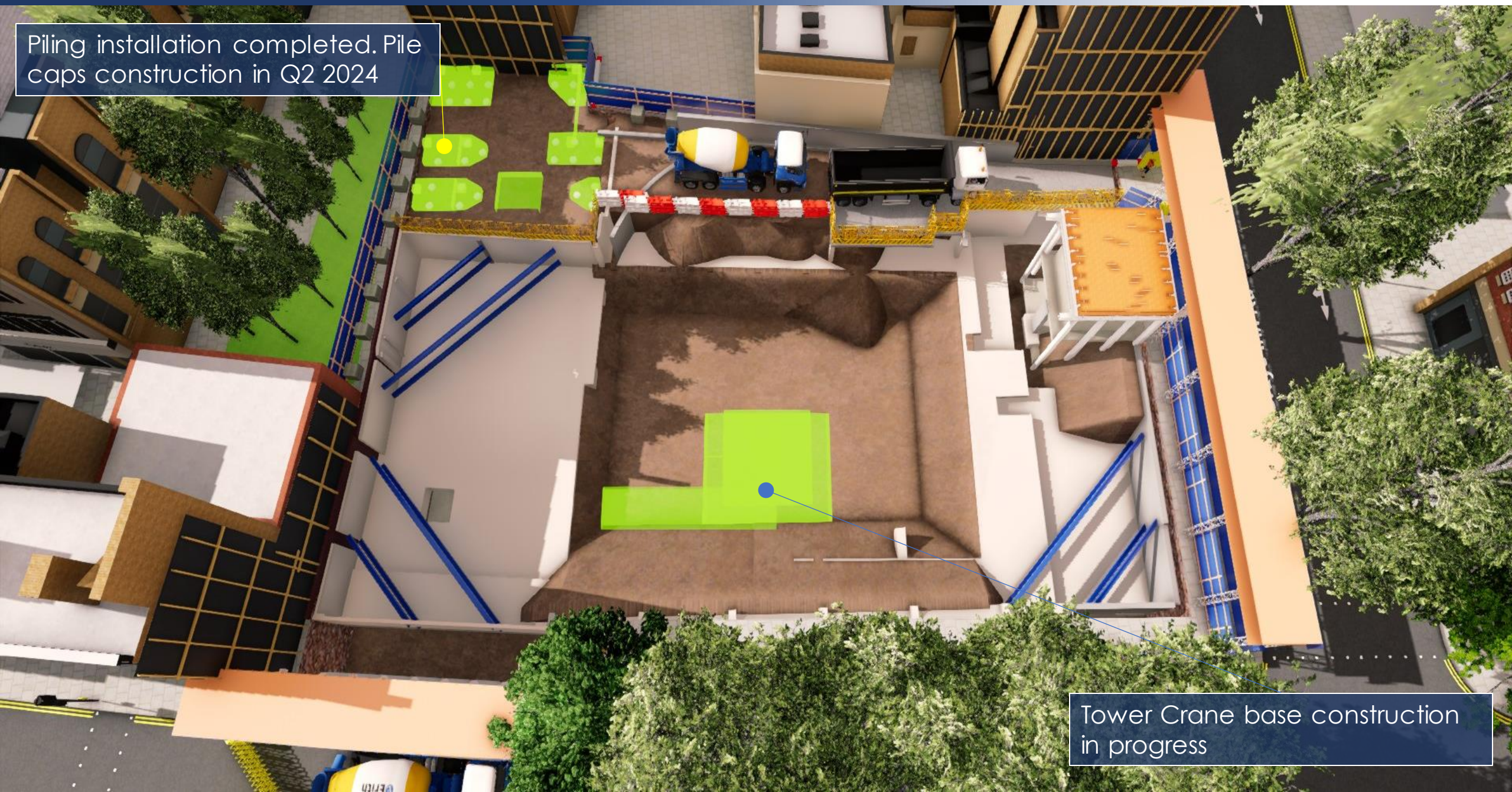
Traffic marshal



100 Gray's Inn Road CMP: ECL Works



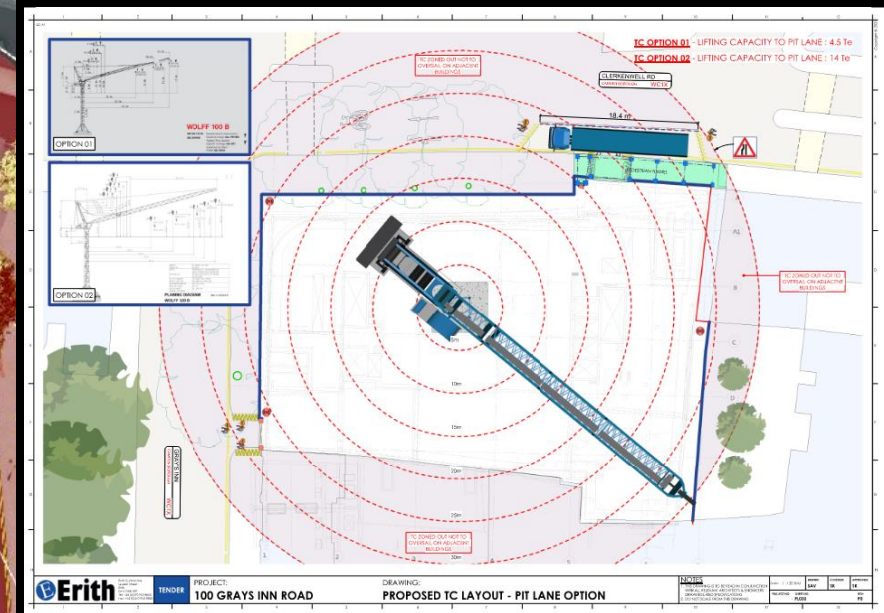
Piling installation completed. Pile caps construction in Q2 2024



Tower Crane base construction in progress

100 Gray's Inn Road CMP: ECL Works

Tower crane erection:
Forecast for May 2024
This will again involve a
weekend road closure
on Clerkenwell Road



East core construction commencing Q2 2024

Demolition of the logistic slab in progress. Berm left in place

TW phase 02 installation completed to area. Phase 01 TW removed

Basement pour construction in progress



100 Gray's Inn Road CMP: ECL Works



East core construction
in progress

West core construction
completed Q3 2024



100 Gray's Inn Road CMP: ECL Completion of Works



All Erith works completed. Site left clean and tidy for the following contractor: Q4 2024



Any
Questions

