

100 Gray's Inn Road, 88 Gray's Inn Road & 127 Clerkenwell Road Development: CWG Meeting: October 2023



Google Earth

Works complete to date:

Since taking possession of site in August, the following works activities have been undertaken:

Site Set-Up:

- Office and welfare establishment within 88 Gray's Inn Road building. As part of our sustainability initiative, approx. 75% of our welfare furniture was reused from the existing buildings to be demolished.
- We also partnered with Reyooz, ([Reyooz Shop | Collection Latest Items](#)), a charitable organisation who refurbish & sell reused furniture. They dismantled a significant amount of the existing office furniture, ensuring not only diversion from landfill, but by ensuring the equipment is repurposed for use elsewhere, resulting in a significant reduction in carbon emissions.
- Local authority applications for adjustment to noisy working hours & demolition notification.

Demolition enabling Works:

- Temporary Works designs, local authority applications and approvals.
- Installation of site hoarding commenced, with these works carried out in tandem with scaffold erection works.
- Tracking & tracing of existing services, and isolations & draining down of redundant services.
- Floor load testing to the existing superstructure and other structural investigative works are complete, with a full engineering assessment of the findings undertaken by our specialist temporary works engineers, Swanton Consulting.
- Removal of hazardous materials is underway, with these works being carried out by our specialist subcontractor under fully controlled conditions.
- Scaffold erection to the rear elevations of 100 Gray's Inn Road is complete, with the exception of the areas impacted by ongoing party wall discussions.
- Scaffold erection to the rear of 127 Clerkenwell Road has commenced.

- Installation of back-propping & formation of the vertical transit route for the safe removal of the demolition arisings has begun.
- MOLA investigation works are complete within the basement areas, with no significant discoveries found within the open trial pits.
- Soft-Strip Works within 100 Gray's Inn Road is progressing well on all levels, with options for reuse still being explored through our specialist supply chain.

Upcoming Works in next period:

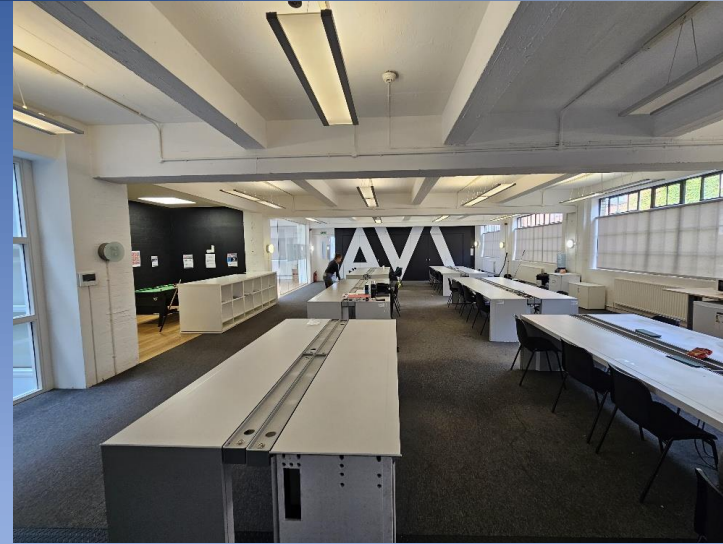
- Continue with remaining scaffold erections.
- Continuation of soft-strip works within both 100 Gray's Inn Road and 127 Clerkenwell Road.
- Complete vertical transit route for the safe removal of the demolition arisings.
- Continuation of structural investigative works within the basement areas.
- Hoarding erections to the rear elevations (Shene Buildings) are scheduled to commence week commencing 23rd of October, with the installations programmed to complete in approx. 2-weeks following. This will involve daily material deliveries, with operatives working within the quiet garden and adjoining vehicular access.
- Erection of protective scaffold structure over neighbouring buildings.
- A mobile crane/road closure application of 25/11/2023 has been approved by the local authority, with a backup date of 02/12/2023 (should adverse weather occur). Further information with specific details will be communicated via an information notice/newsletter nearer the date.

Demolition:

- Localised slab removals and underpinning within the basement of 100 Gray's Inn Road.
- Localised slab removals within the basement to enable the construction of the proposed permanent substation within 100 Gray's Inn Road.
- Construction of the Gray's Inn Road substation.
- Commencement of the main demolition activities forecast just prior to the New Year.



Site offices at L2 of 88 Gray's Inn Road



Site welfare at L1 of 88 Gray's Inn Road



Scaffolding Erection on Clerkenwell Road



Scaffolding Erection on Gray's Inn Road



Scaffolding Erection to rear elevations



Community Cycle Repair Station

Completed Works Photos



Installation of back-propping



Installation of back-propping



Traffic Management on Gray's Inn Road



Typical soft-stripped floor



Basement Investigative Works



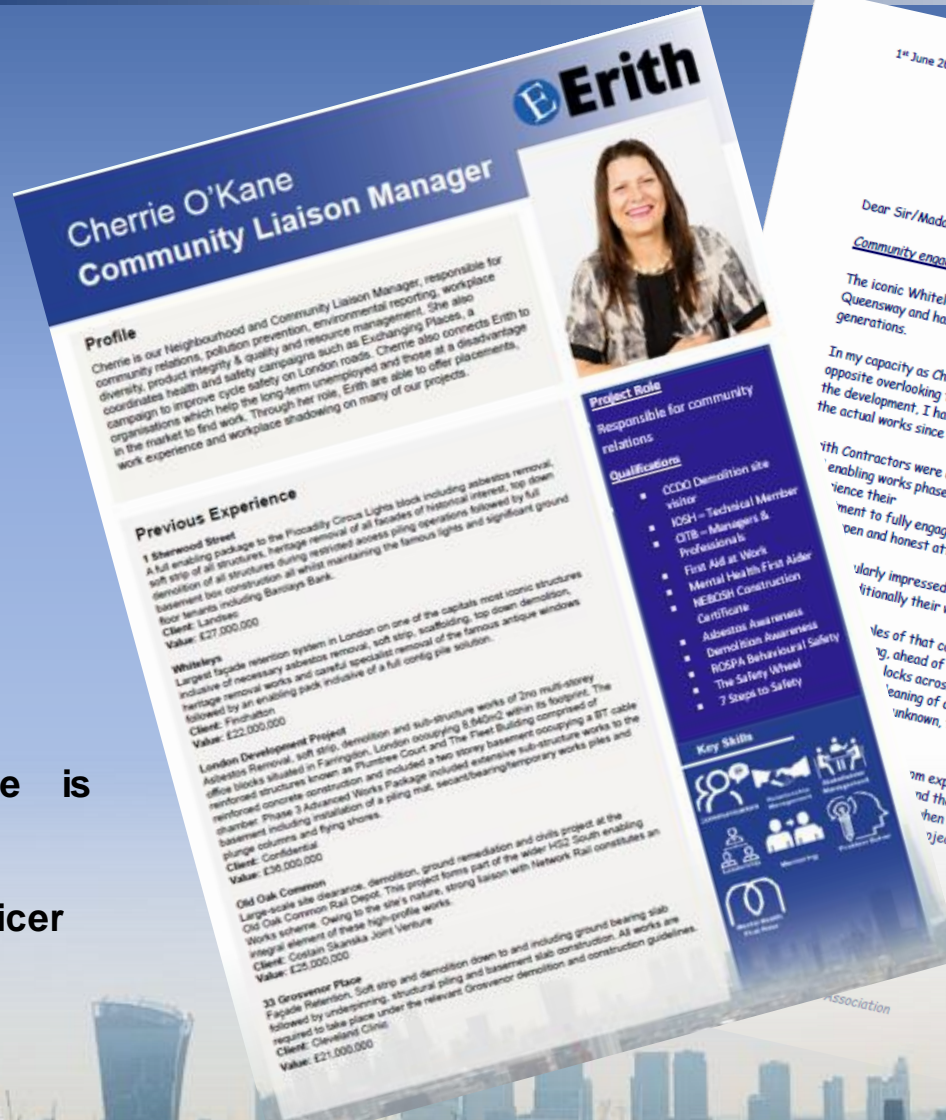
Basement Investigative Works

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



Community Liaison Team & Complaints Procedure



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

Erith's Community Liaison Manager Cherrie O'Kane and her team will be responsible for dealing with complaints in conjunction with the Site 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.



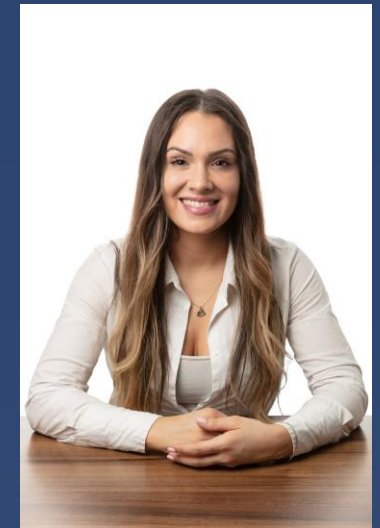
Steven Gillam
Project Manager
07930 545969
Steven.Gillam@erith.com



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

Community Initiatives:

Due to the nature of our business and the impact it can have on surrounding areas, at Erith we understand the fundamental importance and need to engage fully with the communities we visit and endeavour to make a difference to local lives through support of local initiatives wherever possible. By embedding this basic understanding and proactivity within our Company ethos, we are proud to now have a longstanding record in this area which has grown from strength to strength.

Having reached out to local schools via our first newsletter, we soon after received a request from St Alban's primary and nursery schools' Parent's in Partnership Lead Kim, who is also the Bourne Estate TRA hall and events coordinator, requesting help with her initiative to raise enough funds with a goal of £1,000 for the purchase of children's school choir jumpers and sports kits with the school logo. The school is situated in the heart of the Bourne estate which borders the site and where many of the school's children live.

Our liaison team were able to act quickly ahead of the beginning of the new school year to fully fund the initiative and we understand the required items are currently on order.

Future Project Community Engagement

With the rear elevation hoarding works due to commence in the coming weeks, we are now looking to progress with a children's art competition which we mentioned in our initial newsletter.

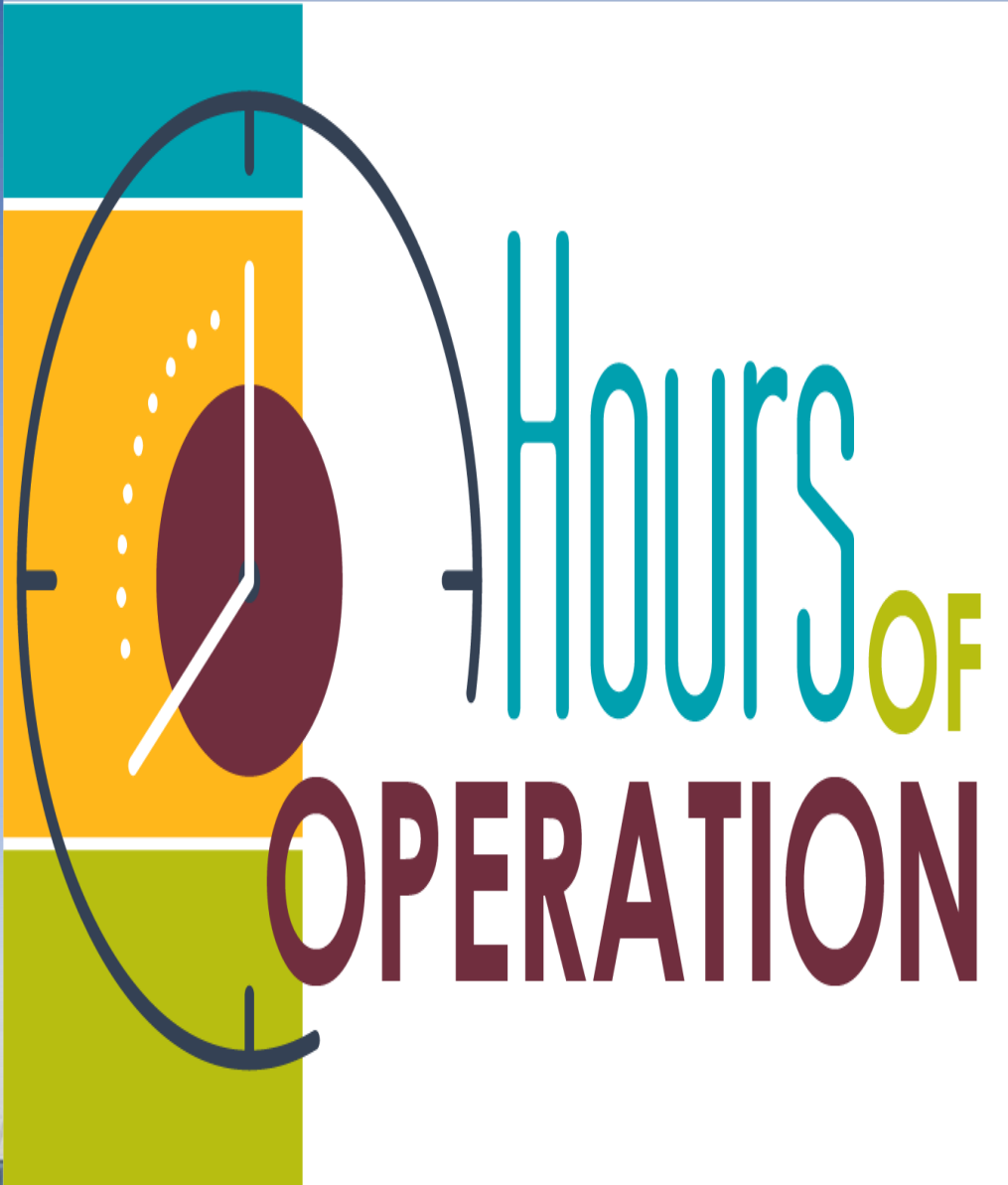
We would like to include any local children who would like to take part in the competition from the ages of 4 to 14. Categories for the competition will be Sustainability and Construction Road Safety. For younger children, we can provide A4 stencils to be coloured in. There will be 5 winners selected from each category, with the winning submissions being mounted onto A2 sized graphics and applied to the site hoarding. Winners will also be provided with an Erith goody bag.

The competition will be open to local residents and local primary schools. Please request stencils if required by messaging or calling Cherrie O'Kane on 07894 259321 or collect from our reception at 88 Grays Inn Road.

Entry submissions can be made by handing them in at the aforementioned reception or directly via email to our community manager Cherrie O'Kane@erith.com by 01/12/2023.

Winners will be announced via newsletter on 15th December 2023





At the request of our neighbours, we opened discussions with the local authority's environmental department regarding adjusting our noisy working hours to minimise impact to the 8AM-9AM 'school-run' or people getting ready for work.

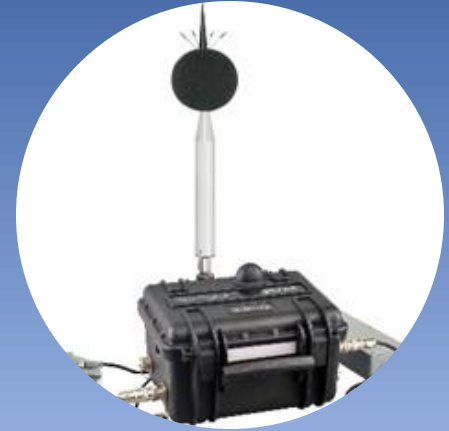
Our agreed working hours are detailed below:

- 0800-0900: reduced impact hours
- 0900-1100: noisy working
- 1100-1200: reduced impact hours
- 1200-1400: noisy working
- 1400-1600: reduced impact hours
- 1600-1800: noisy working

The above changes will be implemented from
Monday 23rd October.

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



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 gantries 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

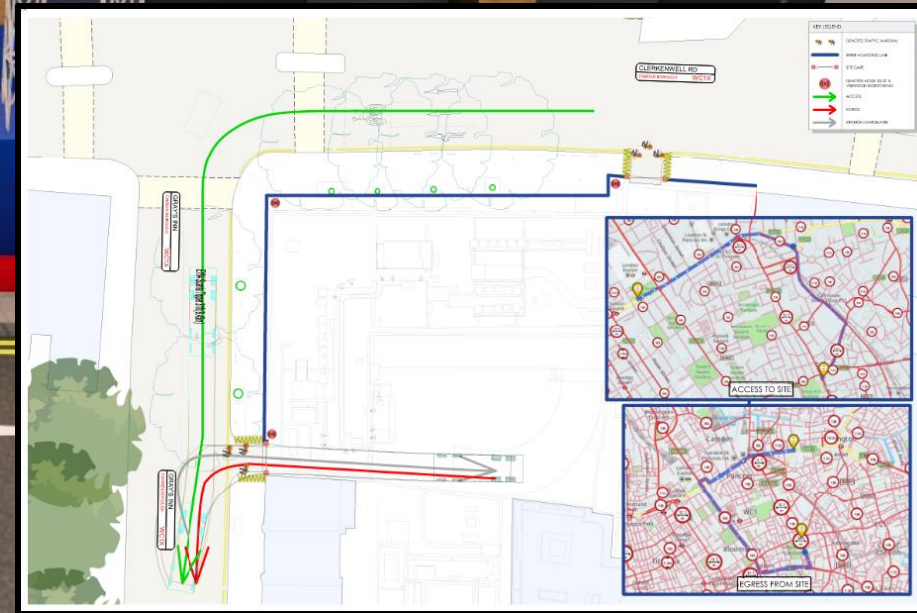
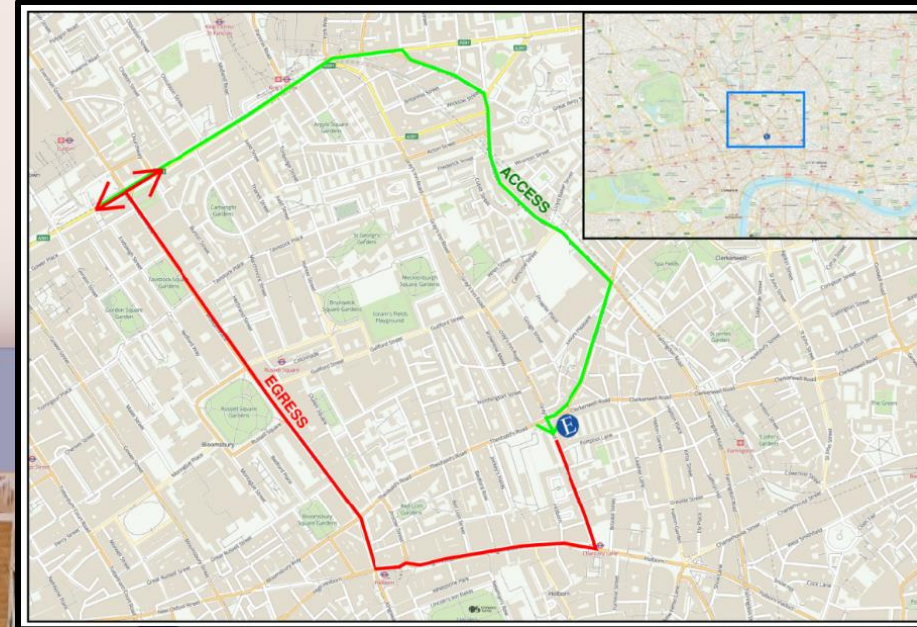
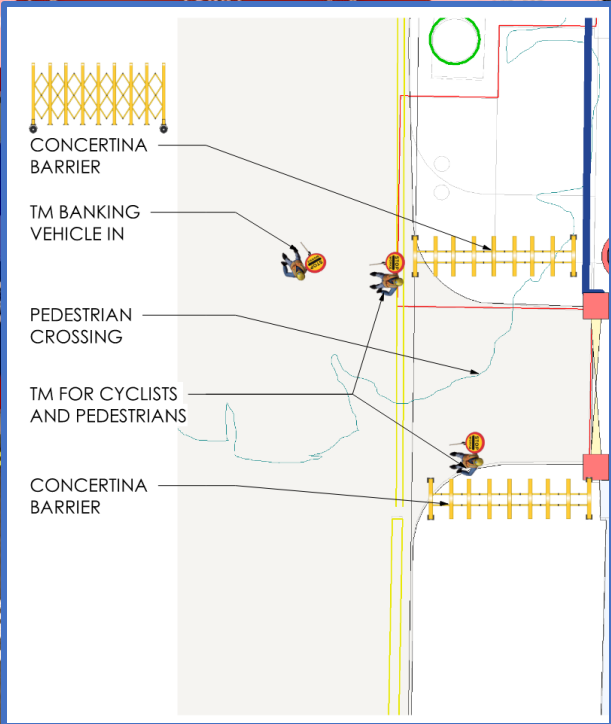




Main site access and egress point via 100 Gray's Inn Road

100 Gray's Inn Road: Traffic Management

Traffic Route Strategy





Mobile crane site visit from Clerkenwell Road on Saturday 25th November 2023: Crane to be utilised to lift demolition plant to roof level

Any
Questions

