

# 100 Gray's Inn Road, 88 Gray's Inn Road & 127 Clerkenwell Road Development: CWG Meeting: January 2024



Google Earth





As part of the demolition works, we plan to use 13ton demolition excavators for the upper levels and a 21ton excavator from the ground floor and below.

A series of load tests have been carried out for the above temporary loads.

To simulate these loadings, the slabs are load tested in numerous locations, with 4 tests in total for each machine weight.

We use a safety factor of 3 for these tests, which takes into consideration the dynamic action of a machine working/tracking across the floorplates.

Photos of a test setup for the 21ton demolition excavator







The front elevation scaffold, pedestrian gantries and hoarding erections are complete, inclusive of protective sheeting installations in readiness for the demolition works.





The rear elevation scaffold erections are complete, with installation of the protective sheeting well underway.

Soft strip waste arisings continue to be removed via the vertical transit route within the rear courtyard area.





The Bourne Estate hoarding erections are complete.

This is the location where the winning children's artwork competition entries will be posted (the actual artwork is shown in following slides).







Construction of the single substation.

Underpinning works at the substation location is now complete.

The basement slab construction is also now complete as well as construction of the liner wall.

The ground floor construction is underway.







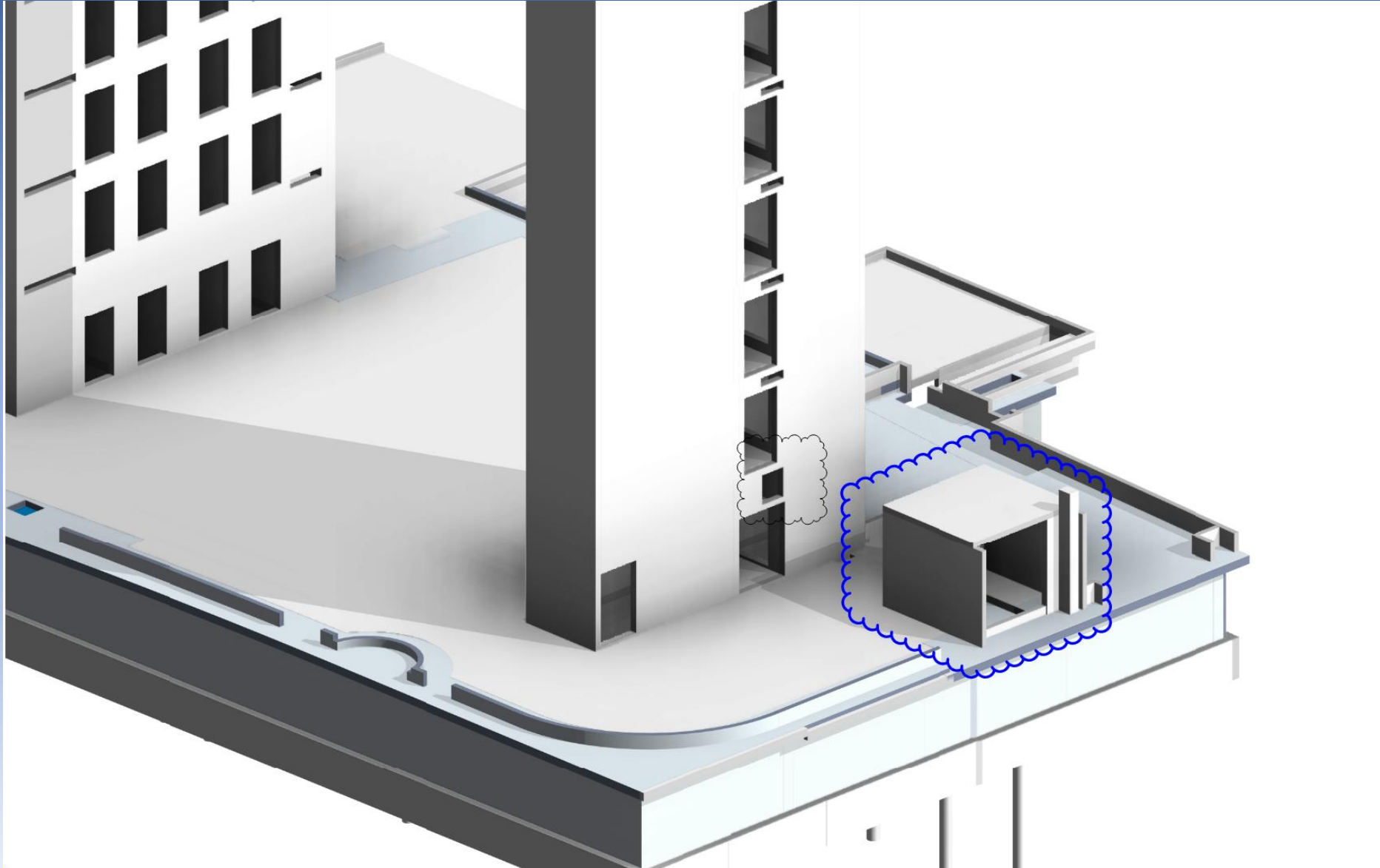
Soft strip works are now complete to all levels.

Snagging and waste removals are ongoing via our vertical transit route within the rear courtyard area.





# 100 Gray's Inn Road: Planned works in next period



The recently completed single substation structure at the Gray's Inn Road elevation will be handed over to the district network operator (UK Power Networks) for fit out and commissioning when they advise that they are ready to carry out the work.

Once commissioning of the Gray's Inn Road substation has taken place, the existing substation; which is currently located within the basement of 100 Gray's Inn Road, will be decommissioned (again – by UK Power Networks).



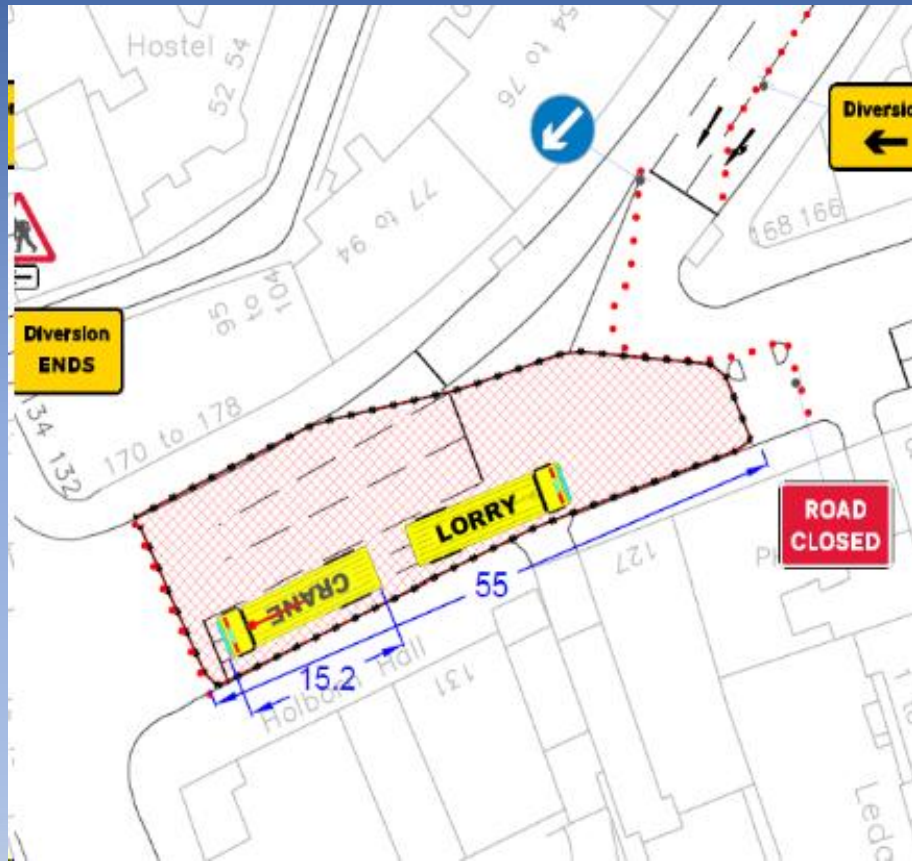
# 100 Gray's Inn Road: Planned works in the next period



Graphic shows the scheduled mobile crane site via Clerkenwell Road involving a road closure which is due on Saturday 3<sup>rd</sup> of February 2024, with a backup date of 17<sup>th</sup> of February: The crane will be utilised to lift demolition plant to the roof level.



# 100 Gray's Inn Road: Planned works in next period

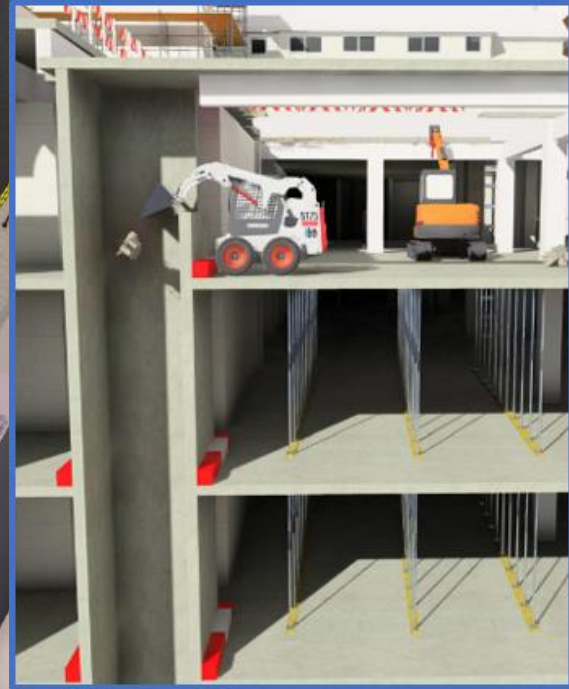


Mobile crane site visit from Clerkenwell Road on Saturday 3<sup>rd</sup> of February 2024: Above closure and diversion routes





# 100 Gray's Inn Road: Planned works in next period



Top-down demolition commencing:  
Mid-February 2024 (subject to  
CMP/planning discharge)

Waste removal via  
vertical transit route



# 100 Gray's Inn Road: Planned works in next period

Continuing waste removals via our internal courtyard loading area.





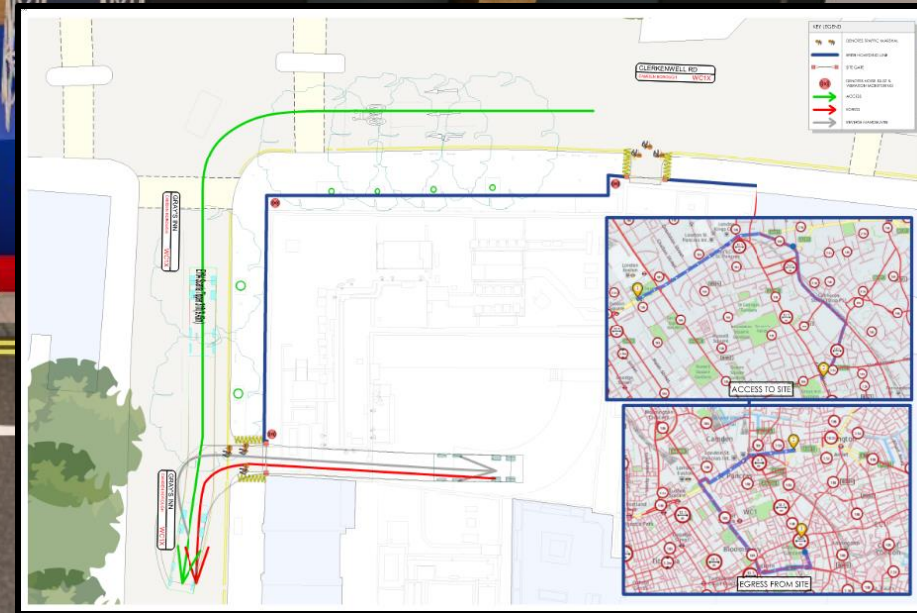
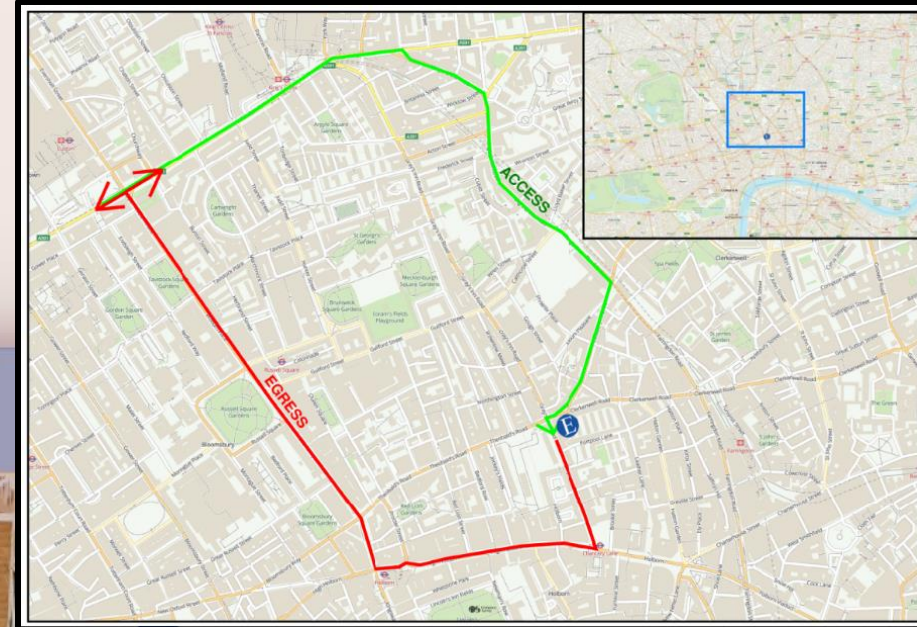
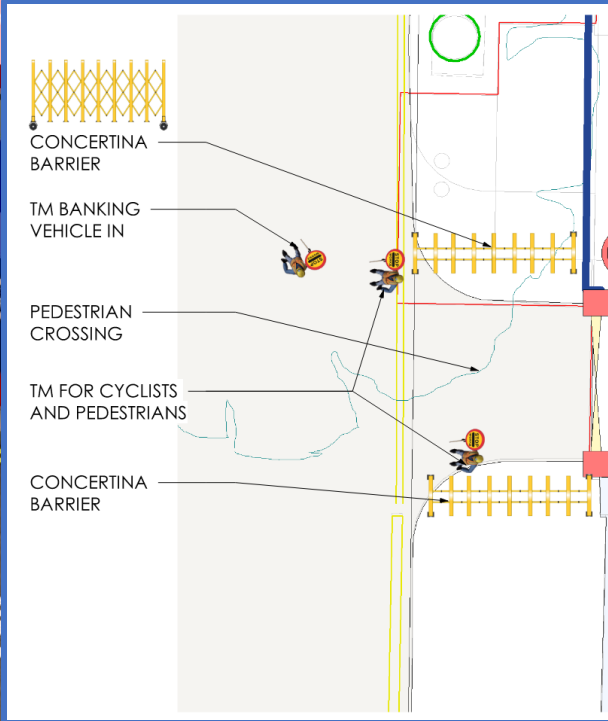


Main site access and egress point via 100 Gray's Inn Road: Vehicle manoeuvres controlled by a dedicated Traffic Management Team.



# 100 Gray's Inn Road: Traffic Management

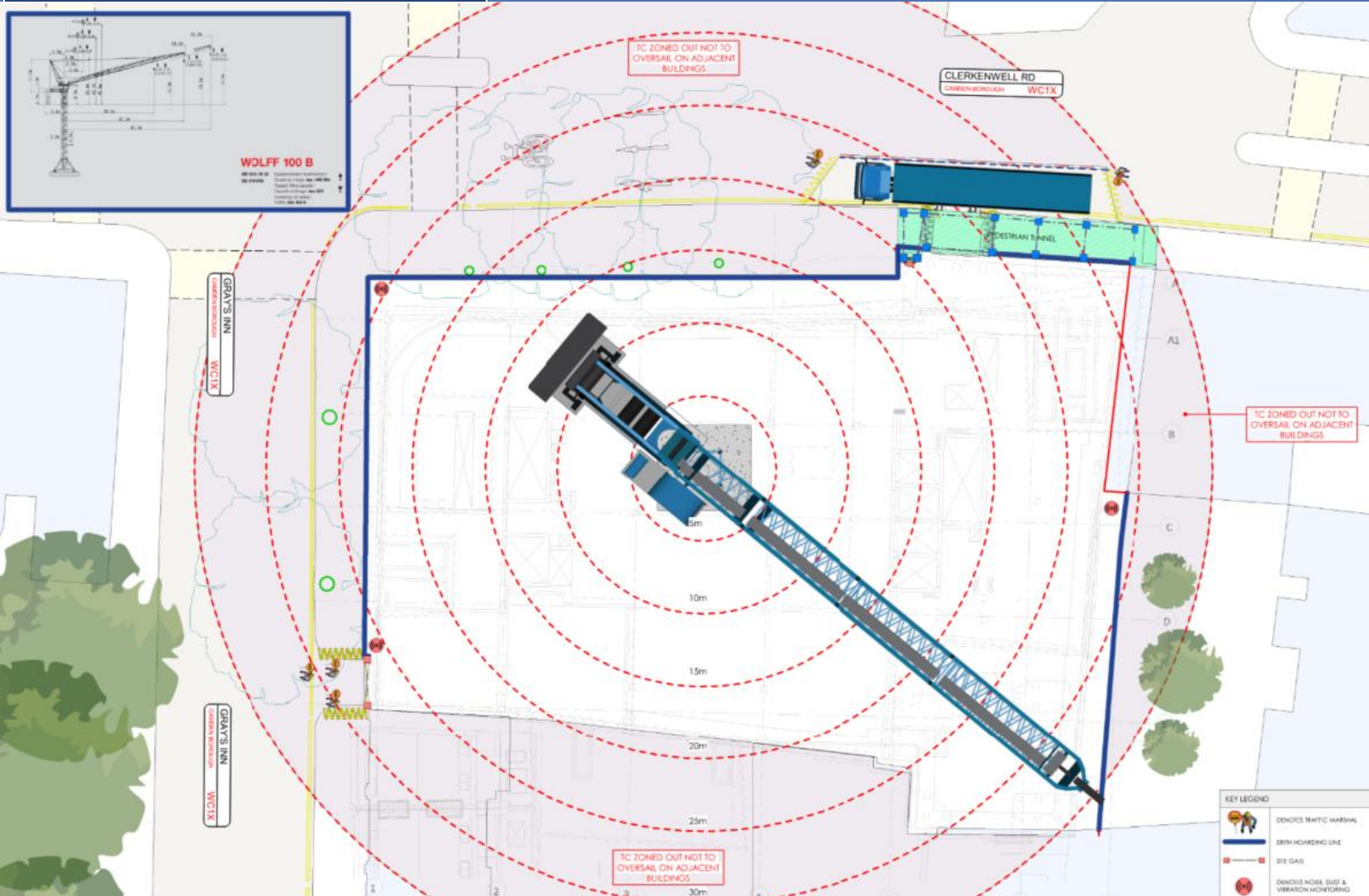
## Traffic route strategy





# 100 Gray's Inn Road: Traffic Management

## Clerkenwell Road Pit Lane



We are currently in discussion with Camden prior to implementation of our proposed Clerkenwell Road pit lane.

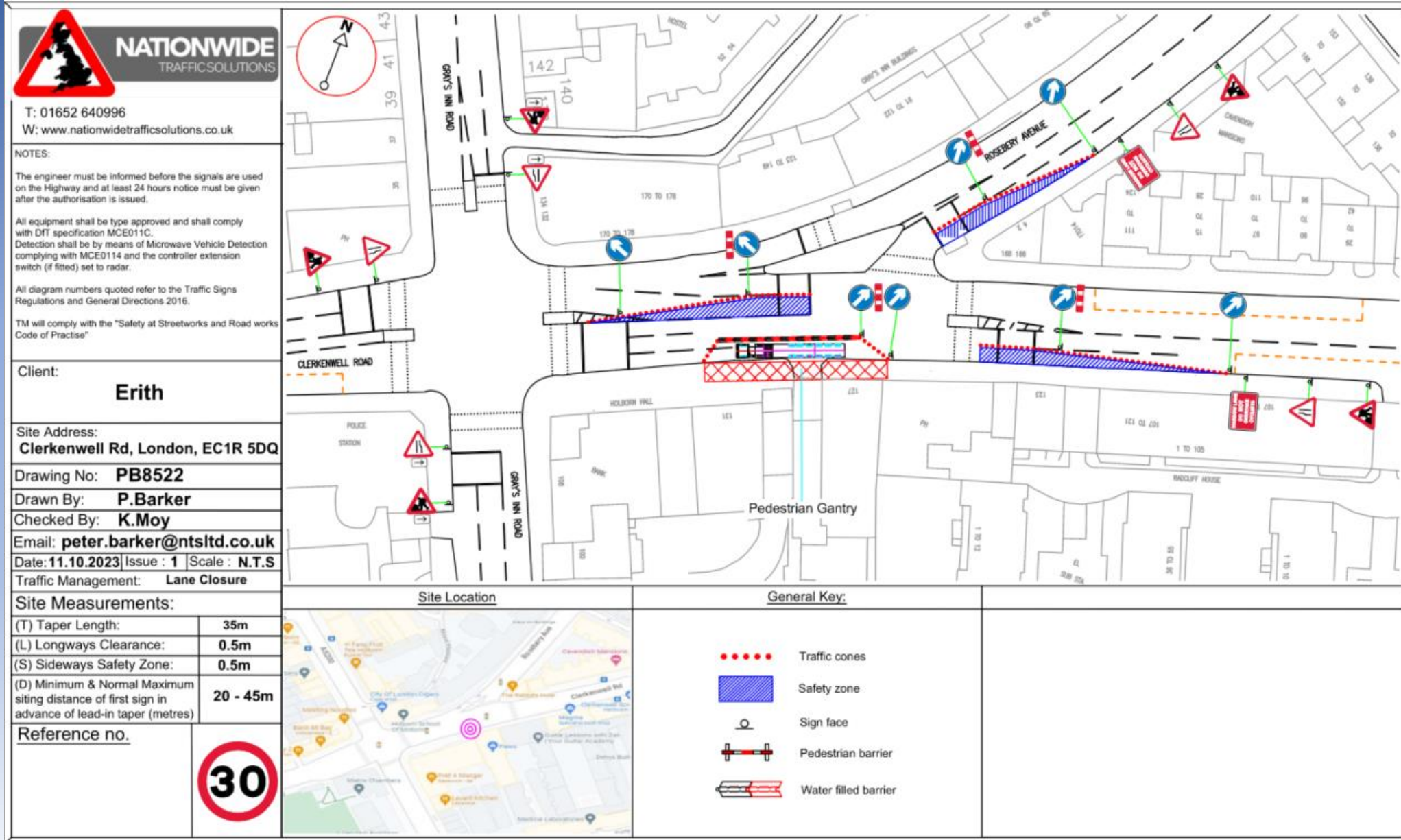
The current status of these discussions is around the use of the pit lane during morning peak times, owing to the amount of vehicular and cyclist traffic. Our proposed traffic management plan can be seen in the next slide.

We are therefore exploring utilising the pit lane outside of the morning peak hours, with the pit lane operational between the hours of 09:30 & 18:00 (excluding special permission).

To mitigate reduction of operational hours through the week, we are proposing utilising half a day on a Saturday, between the hours of 09:00 & 14:00, however would like to discuss this with you, our neighbour's prior to implementing it into our CMP. We therefore would welcome feedback following delivery of the remainder of this presentation.



# 100 Gray's Inn Road: Traffic Management

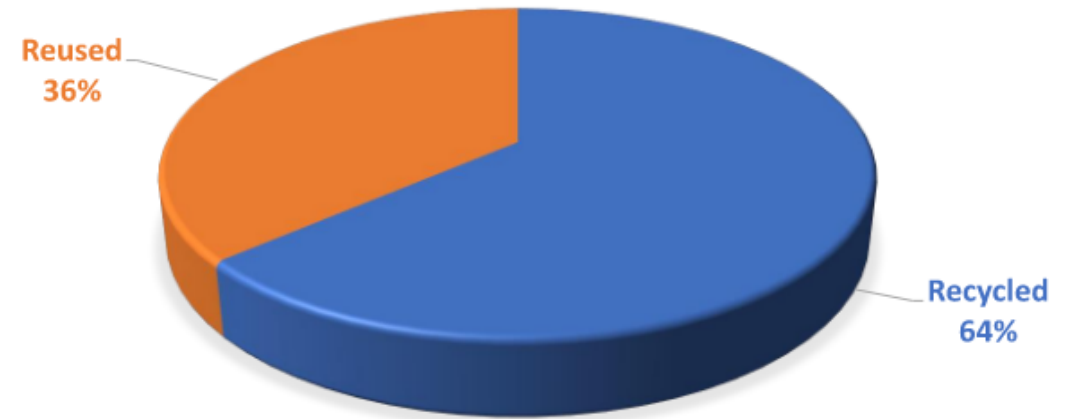
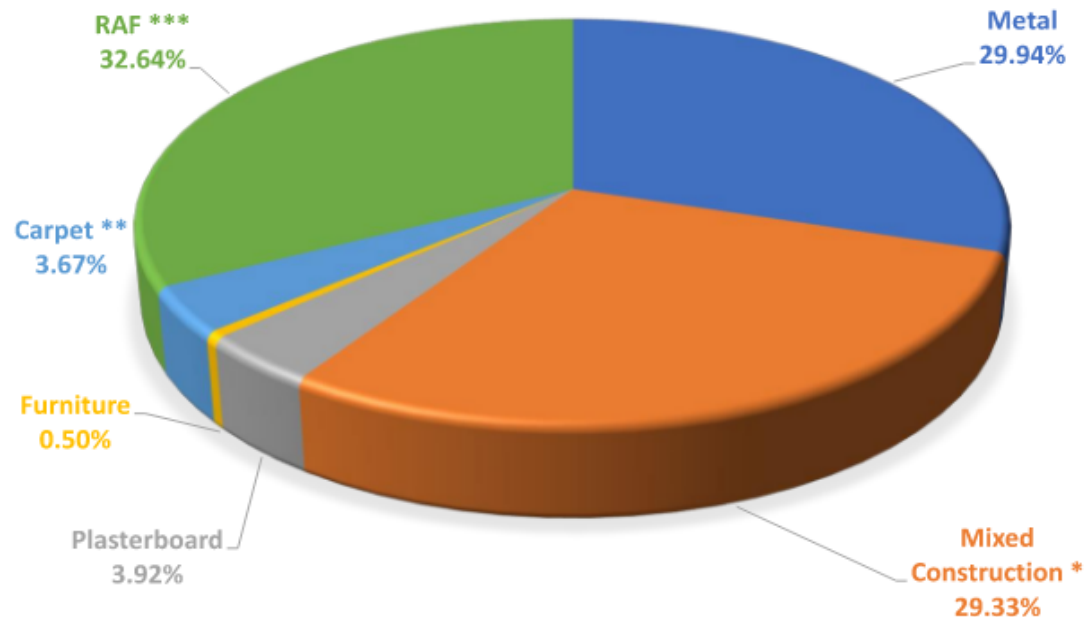




# Current Waste Figures – Soft Strip

Soft Strip Waste Figures		
Off-taker	Material	Weight (te)
LCM	Metal	146.78
RMS	Mixed Construction *	143.8
RMS	Plasterboard	19.24
Reyooz	Furniture	2.45
Capital Services	Carpet **	18
Lawmens	RAF ***	160

Waste Stream	Combined Weights (te)
Recycled	309.82
Reused	178
Reused % by overall mass	36.49%



\* wastes segregated for recycling at RMS recycling facility (RMS Group is a leading Haulage & Recycling operation which operates from 3 recycling centres within London resulting in less than 1% of waste going to landfill.)

\*\* based on approximations of total floor area of 4696 m<sup>2</sup> and weights of products: Carpet tiles at 4 kg /m<sup>2</sup>

\*\*\* based on approximations of total floor area of 4696 m<sup>2</sup> and weights of products: RAF 36kg/m<sup>2</sup> (Kingspan std)



1. Could you ask Camden to remove the broken phone box on Grays Inn Road, as this builds up a lot of rubbish.
2. We have been trying to get the works on Ledham House to be in conjunction with your works. Camden have been open to the idea of that happening – has that been happening?
3. It would be good to know if there are any days where there will be loud noise.
4. Environmental monitoring: Do you have a contact for the person at Camden who monitors this?

*You said.*

*We did.*

1. We contacted Camden to request removal of the phone box. We were told that the phone box had been scheduled for removal and has now been removed.
2. We contacted John Burton (Camden) about the potential for coordinating their works with ours. They are currently targeting Q2 for commencement of the Ledham Building & anticipate completion of the works to Ledham Building approx. 6-months after commencement. The overall programme for the Bourne Estate works are approx. 2-years, so this will coincide with the development of 100 Gray's Inn Road.
3. We can give you our best estimate in advance as to when this work will take place, however, we will need to update you closer to the time when we can predict more precisely any particularly noisy days. If you would like to subscribe to these updates, please email our community liaison team Cherrie or Jennifer (contact details are on the next slide or in our newsletter).
4. Just to reiterate, we would prefer that you contact Erith in the first instance so that we can deal with issues quickly. However, should the need for a complaint arise or you wish to contact the council directly, you will need to create an account @ [Noise - Camden Council](#). If you are experiencing issues reporting a noise problem online call [0207 974 4444](#). If you are calling out of hours select option 2.



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



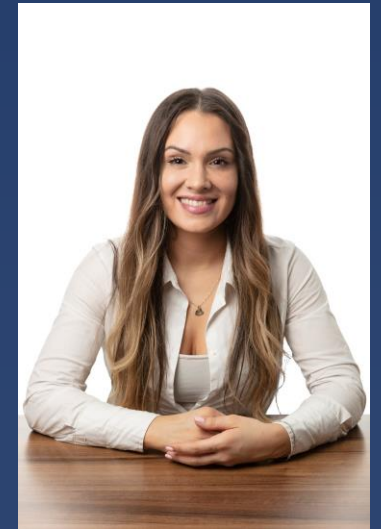
**Steven Gillam**  
Project Manager  
07930 545969  
Steven.Gillam@erith.com



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

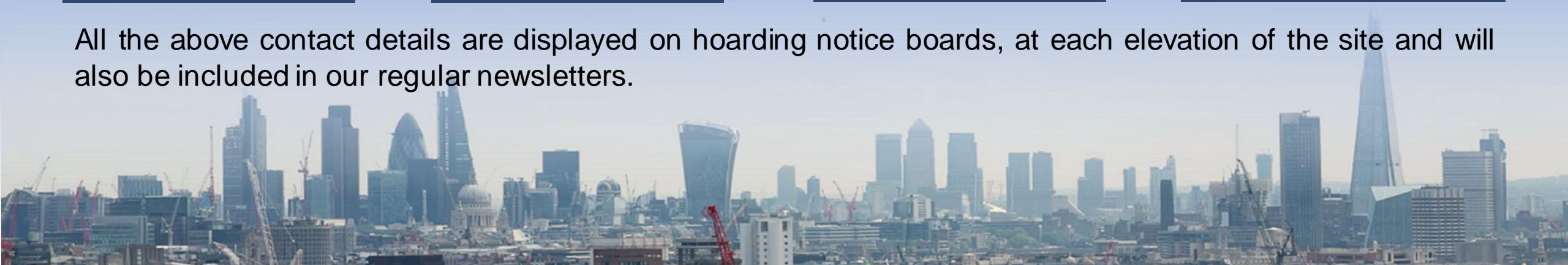


**Cherrie O'Kane**  
Community Manger  
07894 259321  
Cherrie.o'kane@erith.com



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

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





## Engagement with local Schools

Despite contacting 3 local primary schools, we only ever received a response from the St. Albans Church of England School. Following further engagement with the deputy headteacher there, we organised a litter picking day to the school perimeter and installed netting to their boundary fencing to prevent litter building up in future.

In addition, we were invited to participate in the school's Work Week Event in February and are currently organising with members of the project team to attend the school, where we will be holding an entire school assembly, followed by a 1-hour session with year 6 pupils to discuss construction Health & Safety, Sustainability, Design and various career routes and opportunities within the industry.

Once demolition commences, we have agreed to host several school visits on-site for the St Albans School's team of Eco Warriors, where we will update them on the progress and processes through various phases of the project.



## Apprenticeships and Local Employment

We are currently engaging the Councils' Construction Skills center with regards to local employment & apprenticeships, where we are targeting 20% of the future recruited workforce to be local people who reside in Camden. We would; through this engagement, encourage them to sign up to the Camden's Good work principles. Through robust supply chain management, we will ensure contractors and sub-contractors provide all vacancies to the council construction skills center. This will be supported through the provision of the labour histogram.







## ST. ALBANS C of E PRIMARY SCHOOL



Year 1



Year 1



Year 1



Year 1



Year 1



Year 1



Year 1



Year 1



The Enabling Specialists: Safety 24:7

[www.erith.com](http://www.erith.com)



Any  
Questions?

