

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



Google Earth



Our mobile crane visit successfully took place on Saturday 3rd of February 2024 via Clerkenwell Road

The crane was utilised to lift demolition plant to the roof level.



The front elevation scaffold, pedestrian gantries and hoarding erections are complete, inclusive of protective sheeting installations.

The oversail scaffolds were also completed in the period, readiness of the demolition activities.



The demolition activities have commenced and are progressing as planned.

Demolition of the 100 Gray's Inn road building have reached level 5, and the 127 Clerkenwell Road building has reached level 4.



Demolition arisings continue to be removed via our vertical transit route from the demolition floor, to our ground floor courtyard area.

From here, the wastes are loaded into skips using our excavator, and removed from site via Gray's Inn Road.



Works to the UK Power Networks single substation are now complete.

UK Power Networks are due to commence fitout works and commissioning of the substation in the next period.



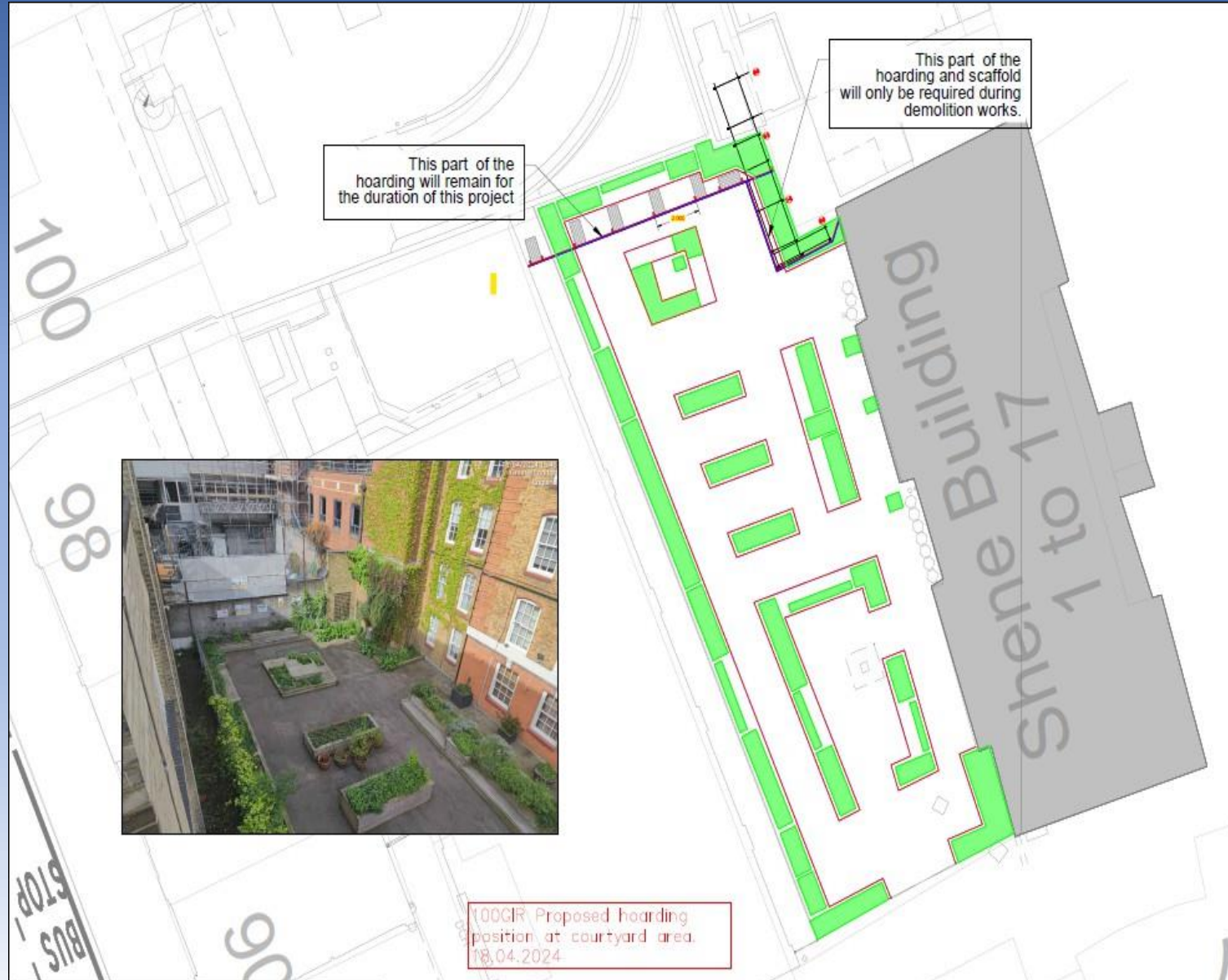


In February, a select few members of our team were privileged to have been invited to the St. Albans Church of England primary school, to deliver a whole school assembly. During in the assembly, we explained the vast & diverse career opportunities within the construction industry. This was followed by a class workshop, presented by our sustainability team. This was followed by a practical classroom building exercise.



We also had the pleasure of hosting a group of curious and enthusiastic school children (the eco-warriors). Their excitement was palpable as they donned their safety helmets and high-vis vests, ready to explore the world of sustainable demolition and construction. The children were particularly fascinated by a physical demonstration of how concrete is munched and the process of separating the concrete and metals for recycling.





We would like to inform you that we will be erecting protective hoarding and scaffolding within the quiet gardens on **29th & 30th April and 1st & 2nd of May during usual site working hours**. Works will be carried out between **9am and 4pm on each day**.

To minimise the disruption to neighbours, we have delayed these works for as long as we possibly can. However, as we work our way through the floors it is now essential to install these protection measures for the safety of our neighbours.

In order to successfully carry out these works it will be necessary to receive a few small materials deliveries into the garden area with the aid of our experienced marshals to manage and ensure everyone's safety. The works area will be cordoned and segregated throughout the works.

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



Top-down demolition of the superstructure is due to complete in the next period



Waste removal via vertical transit route



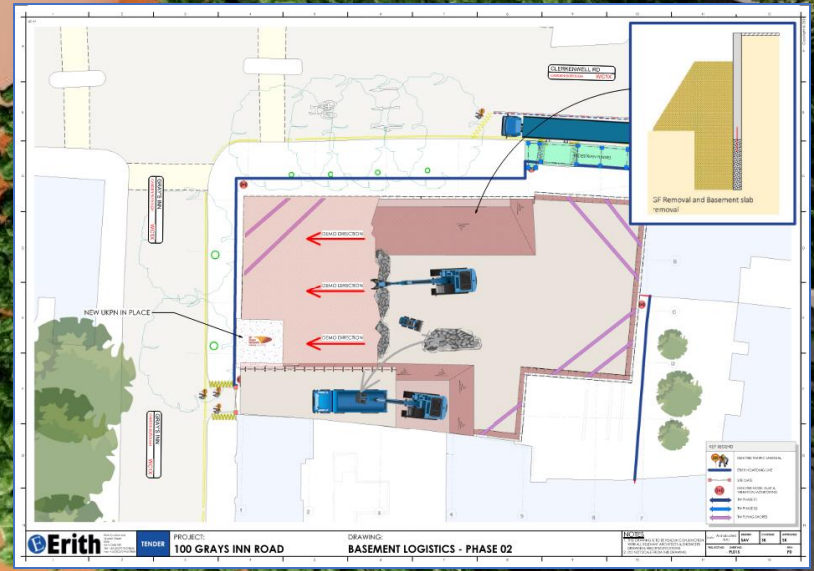
Continuing waste removals via our internal courtyard loading area.

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

Logistic zone using crushed material

Existing Ground Floor retained and used for logistics

Ground floor & substructure demolition are due to commence in June 2024



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

Piling installation



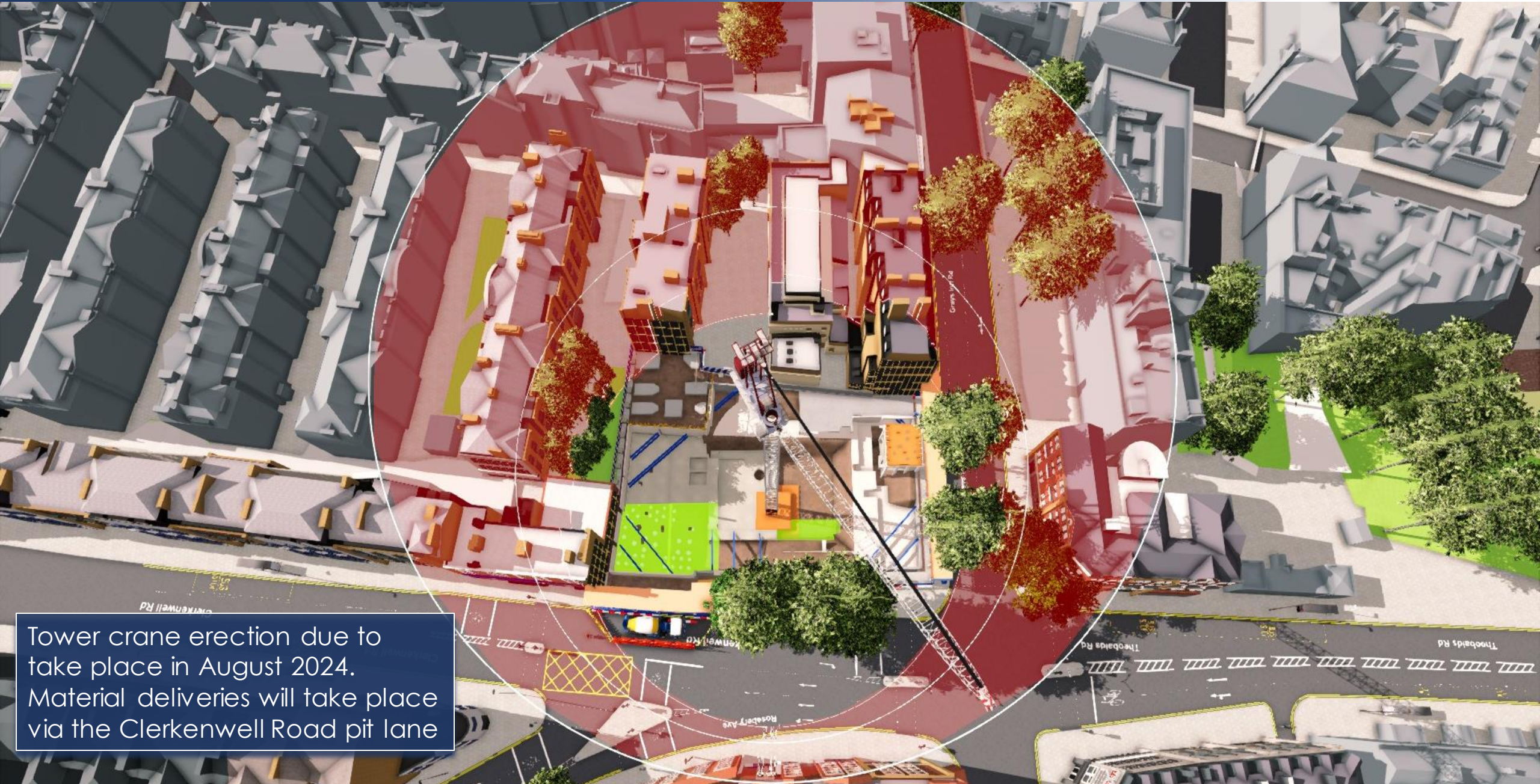
Continuous flight auger (CFA) piling is due to commence in July 2024

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



Substructure construction is due to commence in July 2024

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



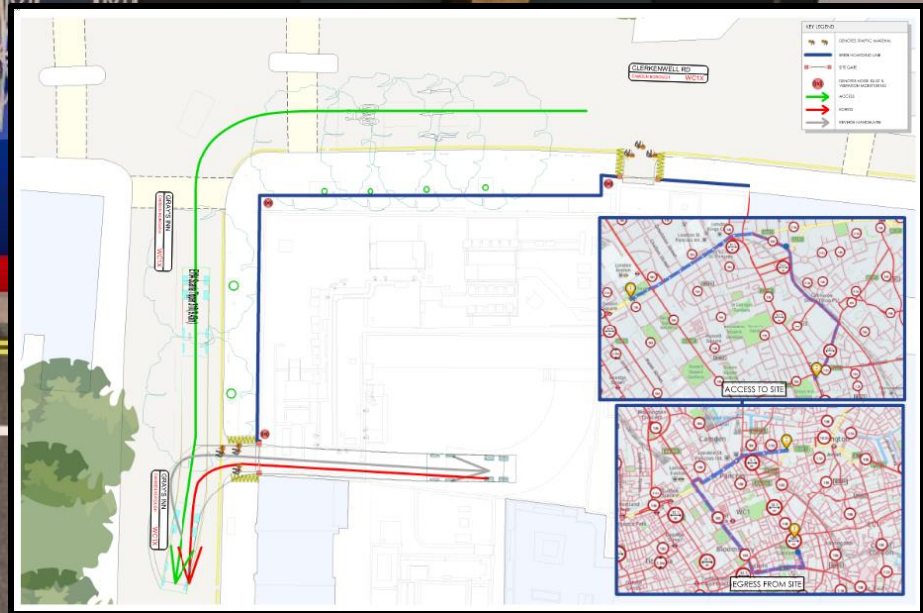
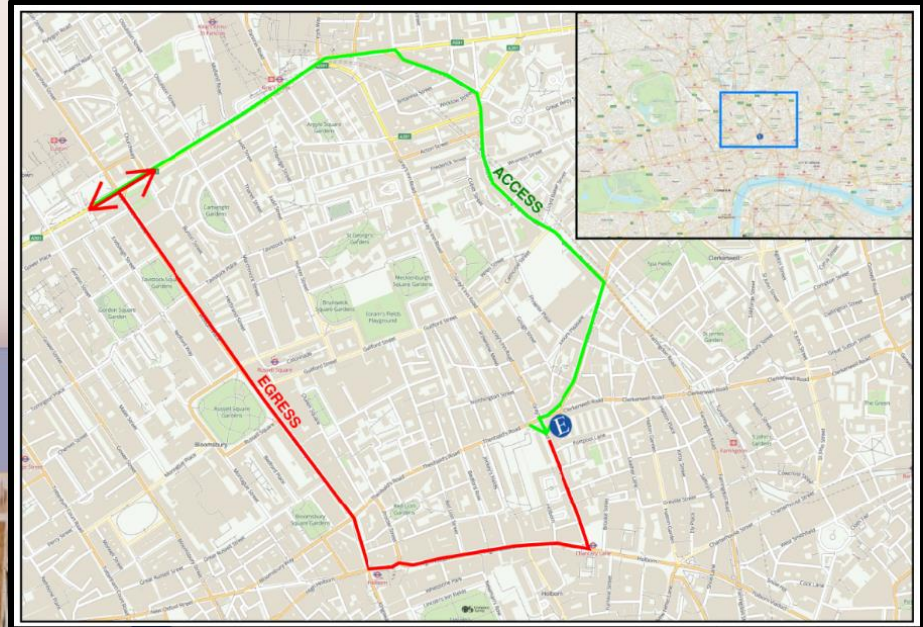
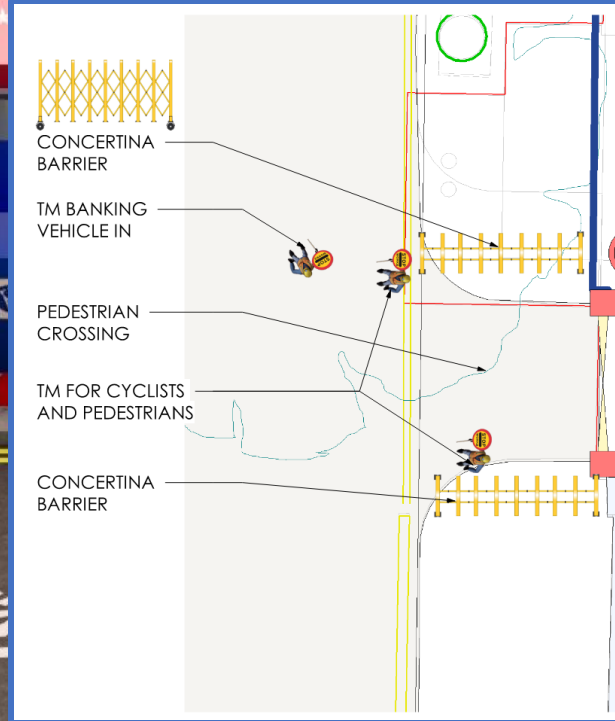
Tower crane erection due to take place in August 2024. Material deliveries will take place via the Clerkenwell Road pit lane



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

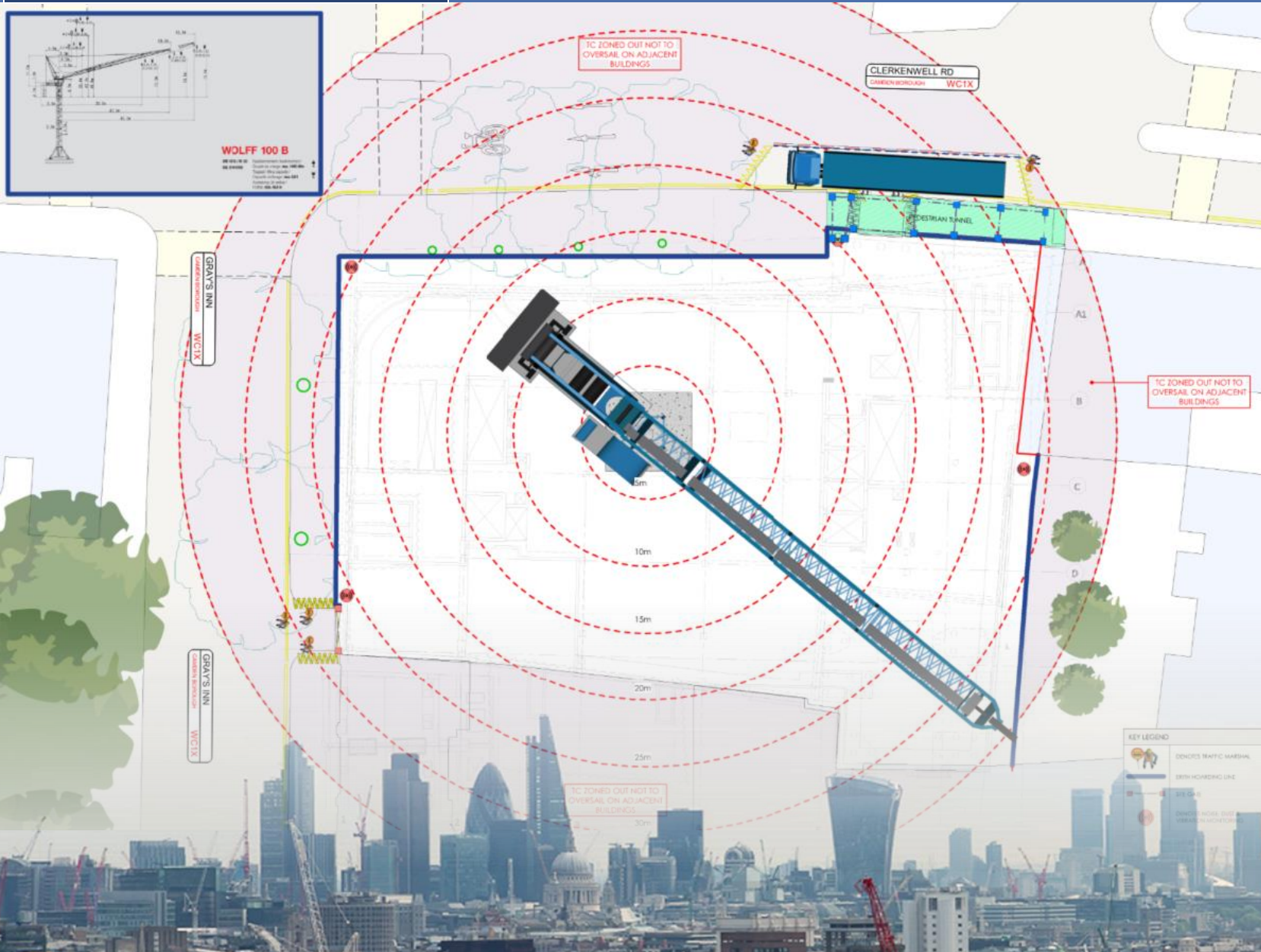
100 Gray's Inn Road: Traffic Management

Traffic route strategy



100 Gray's Inn Road: Traffic Management

Clerkenwell Road Pit Lane



We are currently in discussion with Camden's highways department & TFL to agree the implementation of our proposed Clerkenwell Road pit lane.

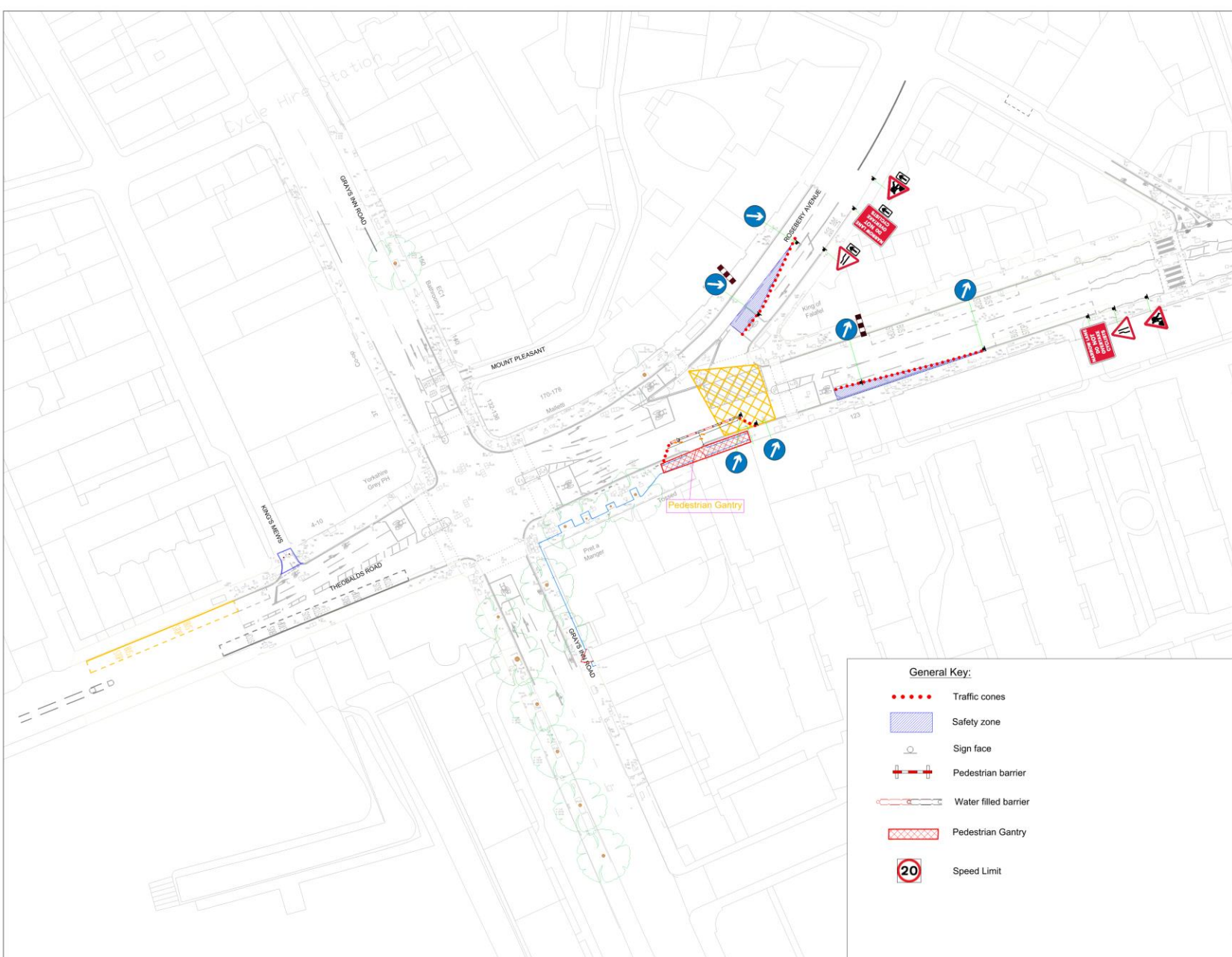
The operational hours of the pit lane are proposed to be 09:30 to 18:00 Mon-Fri, and 09:00 to 14:00 on Saturdays.

The status of these discussions are agreeing the particulars of the pit lane and coordinating these works with the planned/upcoming highways upgrades in the local area.

The following slides detail our current proposals for the pit lane, where we have provided a plan for phase 1 (pre-highways upgrades), and a plan for phase 2 (post-highways upgrades).

Phase 1 of our pit lane is due to be implemented from June/July 2024.

100 Gray's Inn Road: CWR Traffic Management



- NOTES
1. THIS DRAWING IS FOR INFORMATION ONLY
 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

WHERE DIGITAL MODELS/FILES ARE ISSUED, THESE ARE PROVIDED FOR INFORMATION ONLY TO ASSIST OTHER PARTIES DEVELOP THEIR DESIGNS/DRAWINGS DOCUMENTATION

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Global Holdings Management Group

CLIENT
100 Gray's Inn Road

PROJECT
Clerkenwell Road Pit Lane

TITLE
 09/04/2024 M.L. Do Not Scale 02
 DATE DRAWN SCALE REV
 100GIR-ECL-100-00-DR-TMP-00-001

The adjacent plan details the traffic management arrangements for phase 1 of the pit lane.

Traffic from both Rosebery Avenue southbound approach) & Clerkenwell Road (westbound approach) will be reduced to one lane, safely diverting traffic around our pit lane.

Phase 1 will be used for the works pre-Camden/TFL highways upgrades.

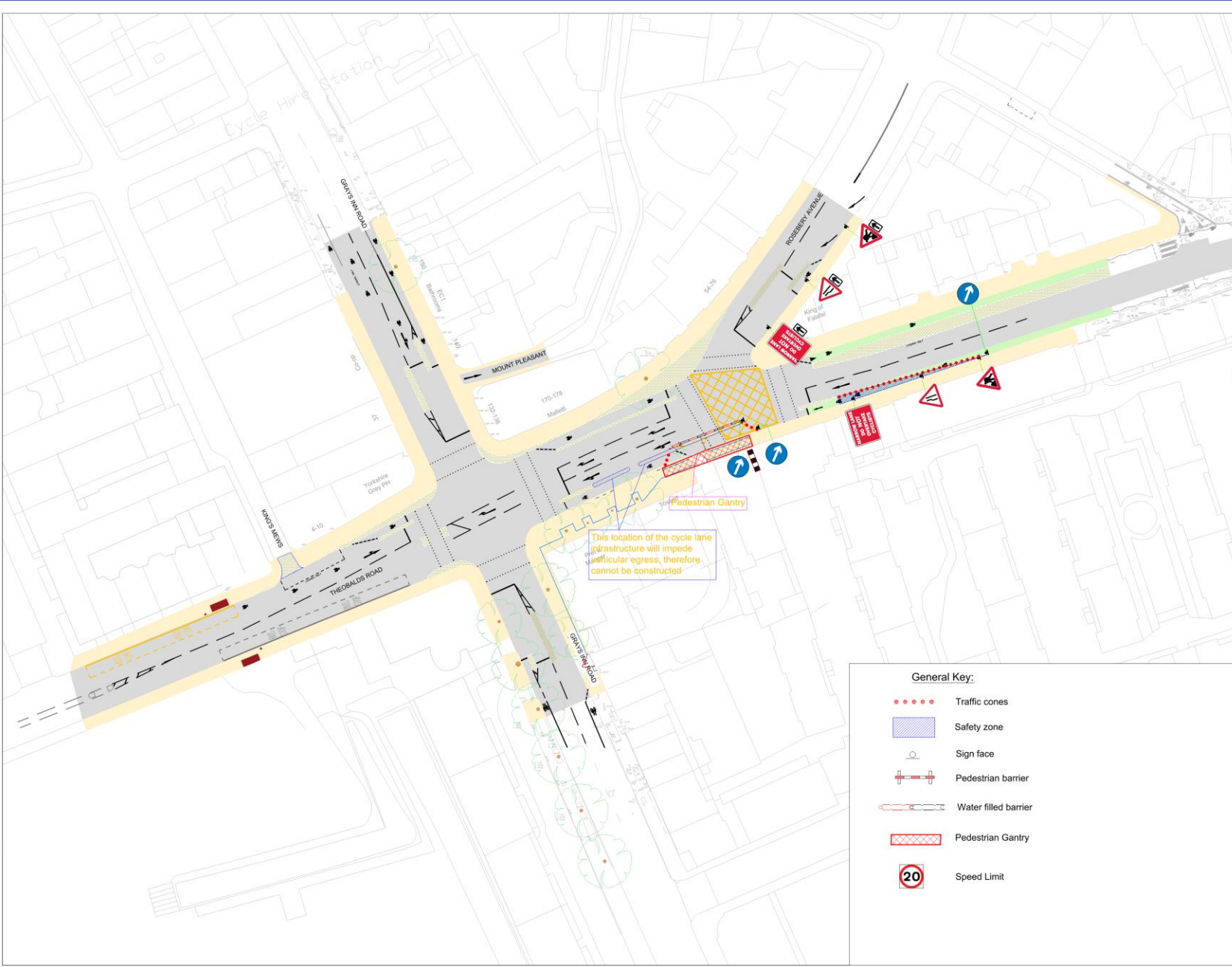
100 Gray's Inn Road: CWR Traffic Management



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- General Key:**
- Traffic cones
 - ▭ Safety zone
 - Sign face
 - ▬ Pedestrian barrier
 - ▬ Water filled barrier
 - ▭ Pedestrian Gantry
 - 20 Speed Limit

ID	DATE	Created	M.L.	A.M.
01	15/04/24	Created	M.L.	A.M.
02	15/04/24	Created	M.L.	A.M.
REV	DATE	DESCRIPTION	BY	CHECKED

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CLIENT

100 Gray's Inn Road

PROJECT

Clerkenwell Road Pit Lane Phase 2

TITLE

DATE	DRAWN	SCALE	REV
09/04/2024	M.L.	Do Not Scale	02

100GIR-ECL-100-00-DR-TMP-00-002

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



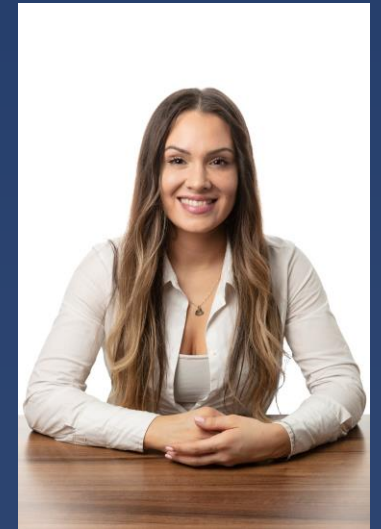
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Jennifer.O'Kane@erith.com

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



Any
Questions?

