

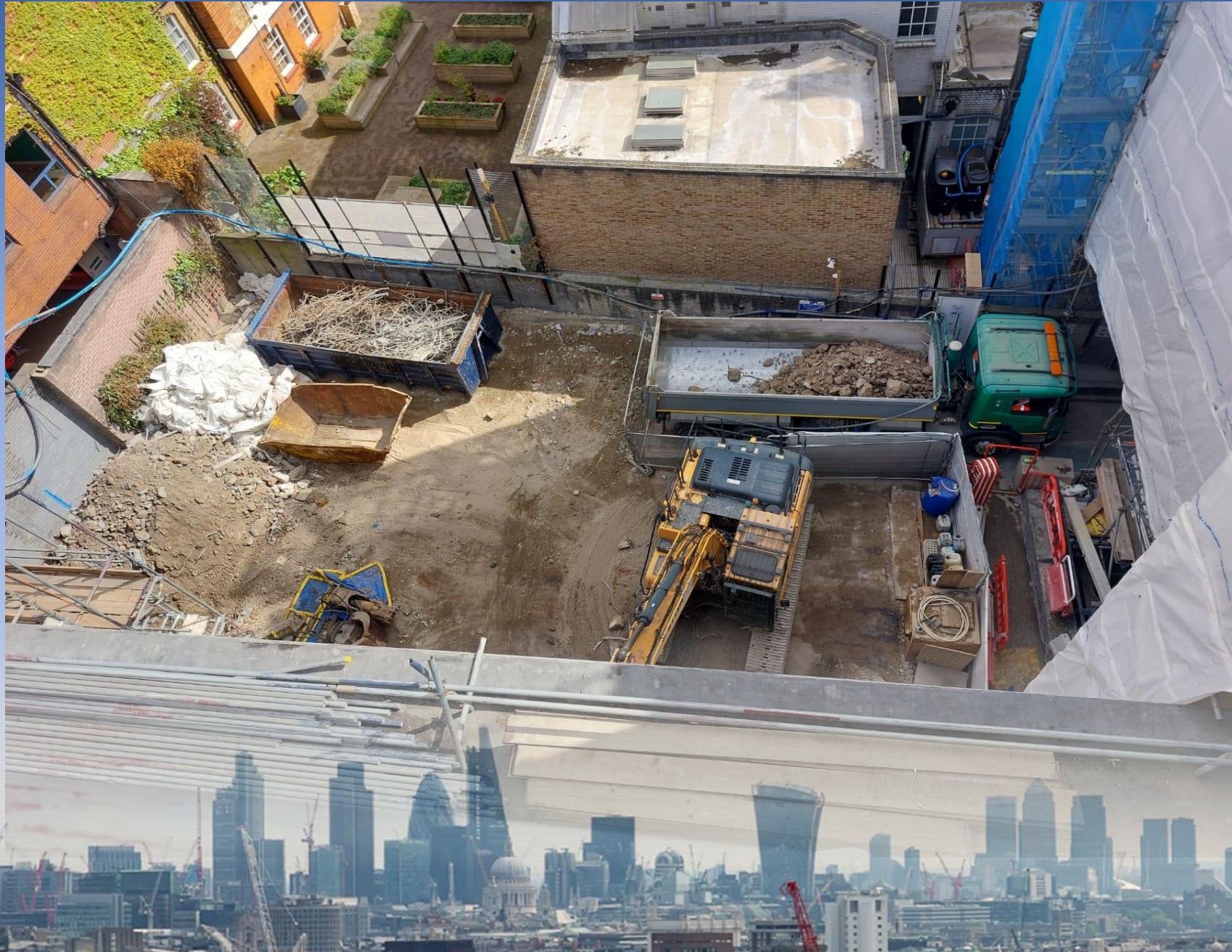
100 Gray's Inn Road, 88 Gray's Inn Road & 127 Clerkenwell Road Development: CWG Meeting: July 2024



Google Earth



The demolition activities are progressing as planned, with demolition of the superstructures (above ground structures) of both 100 Gray's Inn Road & 127 Clerkenwell Road now complete.



For the superstructure demolition, arisings continue to be removed via our internal ground floor courtyard area.

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



Weather protection and movement monitoring targets have been installed where required on the neighbouring properties.





Scaffold structures have now been removed from all elevations.

The scaffold gantry on Clerkenwell Road is being retained throughout the construction period, as this provides pedestrian protection during planned lifting operations from our Clerkenwell Road pit lane.

We have recently met with Paul Crozier of the Holborn Community Association to discuss what Erith might be able to offer to support their work moving forward.

Current options being explored are salvage furniture from our live projects which could be used for some of their live/future developments, rubbish clearances from their live developments, and potentially some voluntary works.

A further meeting is to be arranged once the HCA have given an indication of options to support them.

[Holborn Community Association](#)



On Thursday 6 June, we met with the Chair and Treasurer of the Bourne Estate TRA. Topics discussed included:

- Estate improvements such as replacing the shed door, top soil on to the green area in the courtyard, new bollards to stop illegal car parking in front of the Redman Building.
- Larger scale works, such as improvements to the Quiet Garden would need to be agreed by the TRA and residents as a whole.
- Providing a representative to attend the AGM on July 17th
- Request for Erith to provide a construction education sessions and a site tour session across the Summer holidays targeted at children on the estate



Local respite options

As a considerate constructor we have looked at ways to help neighbours who may be either trying to work from home or feel they need some respite and have found some nearby locations where it will be possible to do so during the construction noisy periods.

The Bourne Estate TRA has kindly agreed that we can organise respite sessions in the community hall on the Estate. We will be able to provide Wi-Fi, chairs, tables and tea / coffee for people who want to enjoy a quiet time away from the construction noisy periods.

The Hall is available for these sessions on Monday, Tuesday, Wednesday and Friday, from 9am to 3:30pm. Please contact us if you are interested in making use of these sessions.

We will organise staffing for the Hall if people contact us to let us know they would like to use the Hall and there is sufficient demand for it.

If people are interested in using the hall, please do email 100graysinnroad@kandaconsulting.co.uk or call 020 3900 3676.

Other Local options for Respite

Nearby Libraries:

1. Holborn Library, 32-38 Theobalds Road, WC1X 8PA: Monday-Thursday, 10am-7pm, Friday, 10am-5pm
2. Finsbury Library, 245 St John Street, EC1V 4NB: Monday-Saturday, 9am-5pm

Free community activities:

The Peel Centre, Northampton Road, EC1R 0HU - The Peel Centre offers a range of activities for adults and young people with regular programmes running throughout the week.

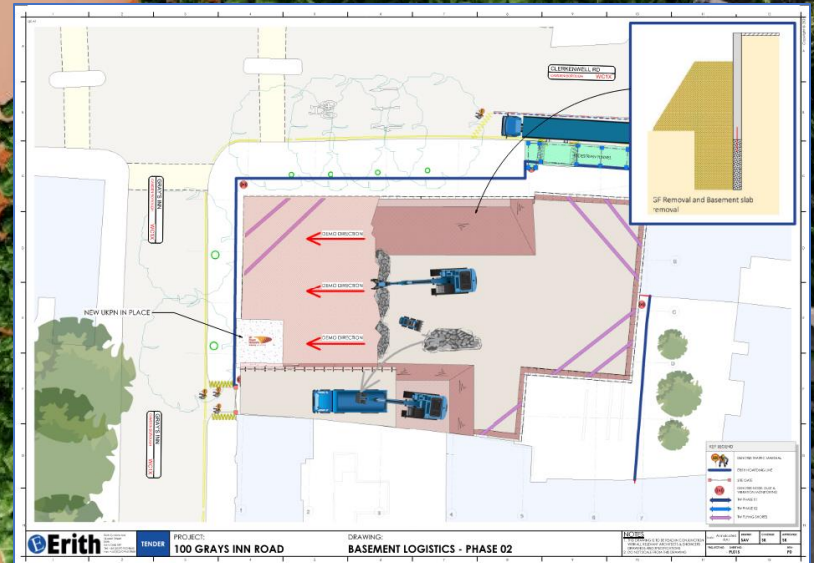


100 Gray's Inn Road: Planned works in next period

Logistic zone using crushed material

Existing Ground Floor retained and used for logistics

Ground floor & substructure demolition are due to complete in July 2024



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

Piling installation



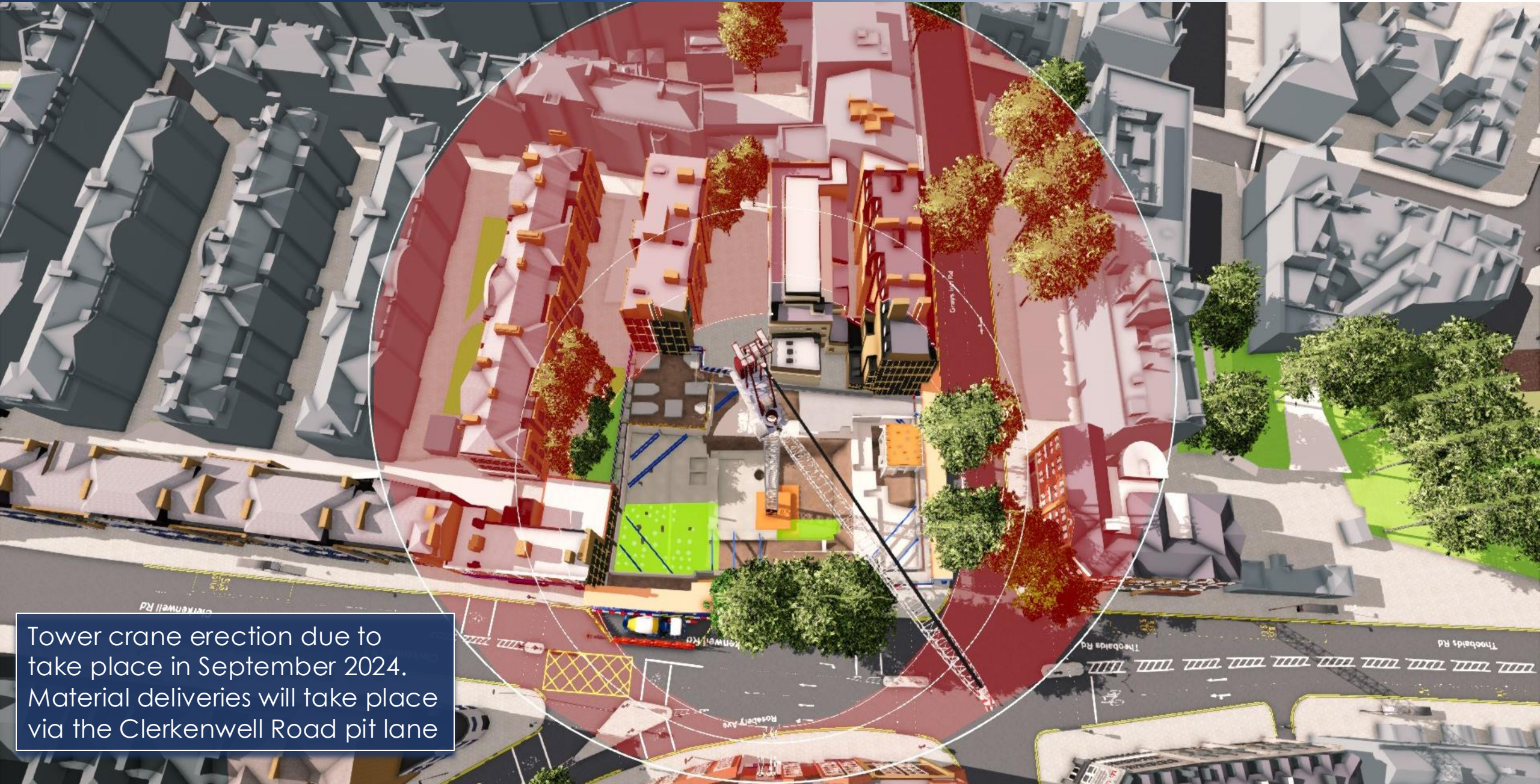
Continuous flight auger (CFA) piling is due to commence in July 2024

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



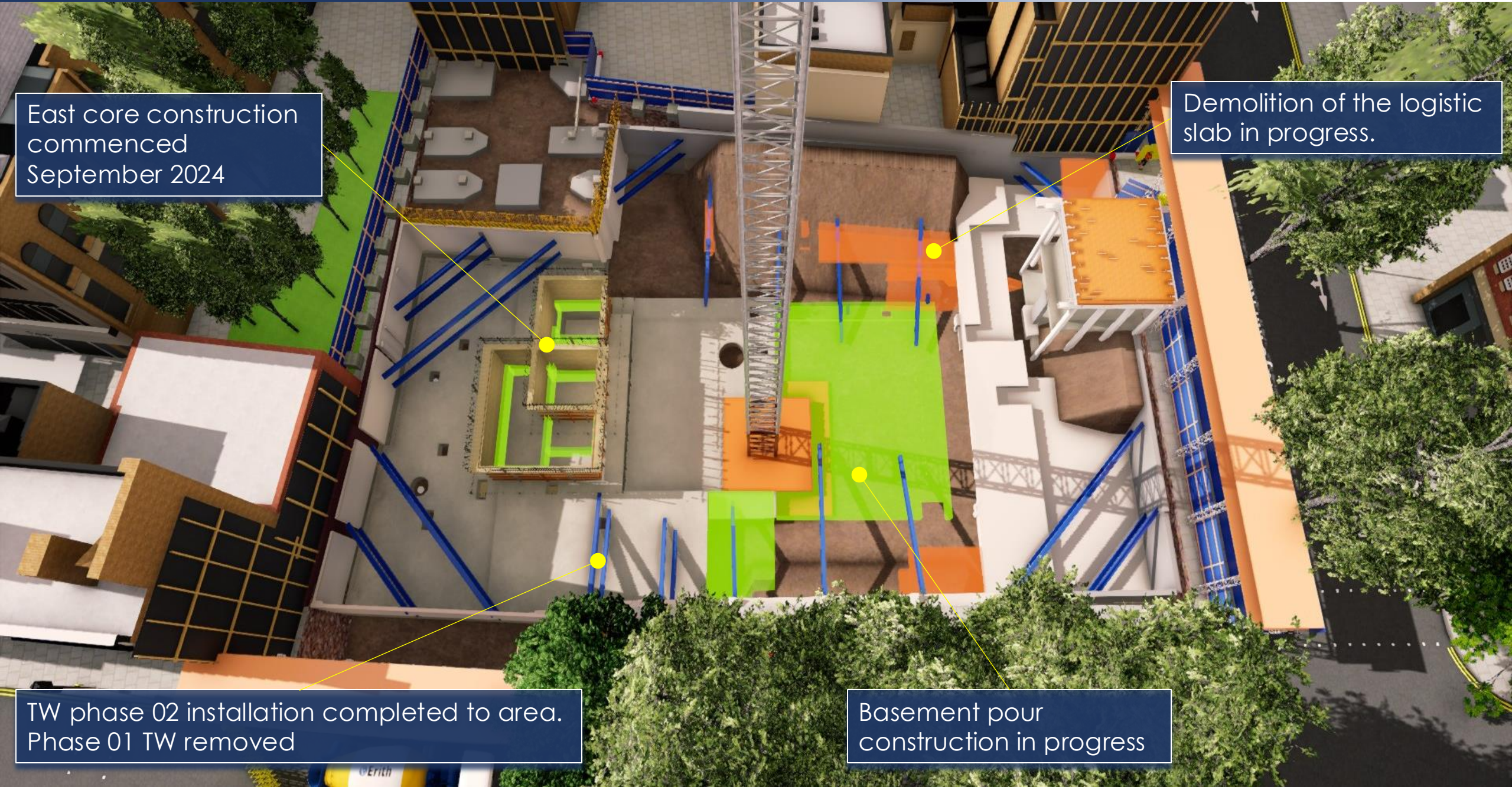
Substructure construction is due to commence in July 2024

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



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

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



East core construction commenced September 2024

Demolition of the logistic slab in progress.

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

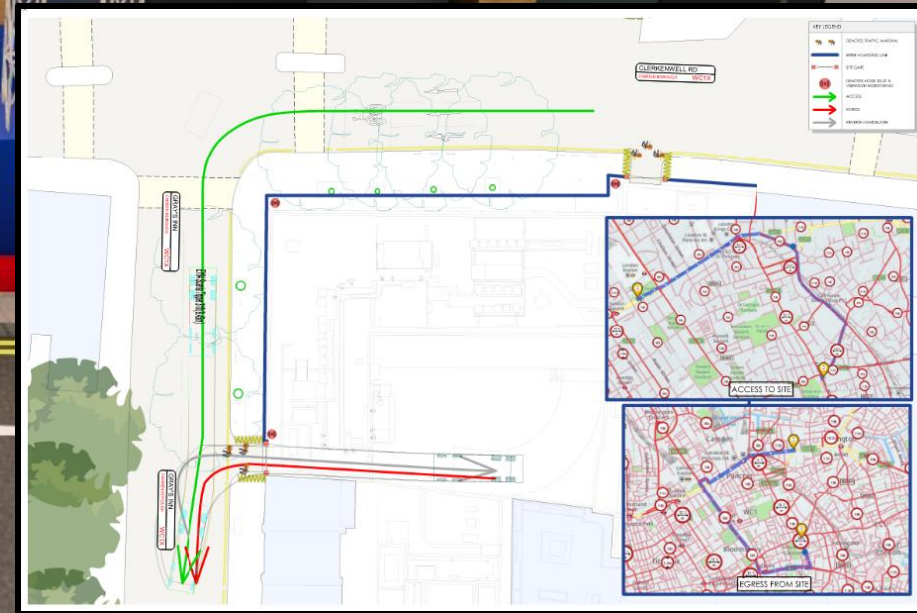
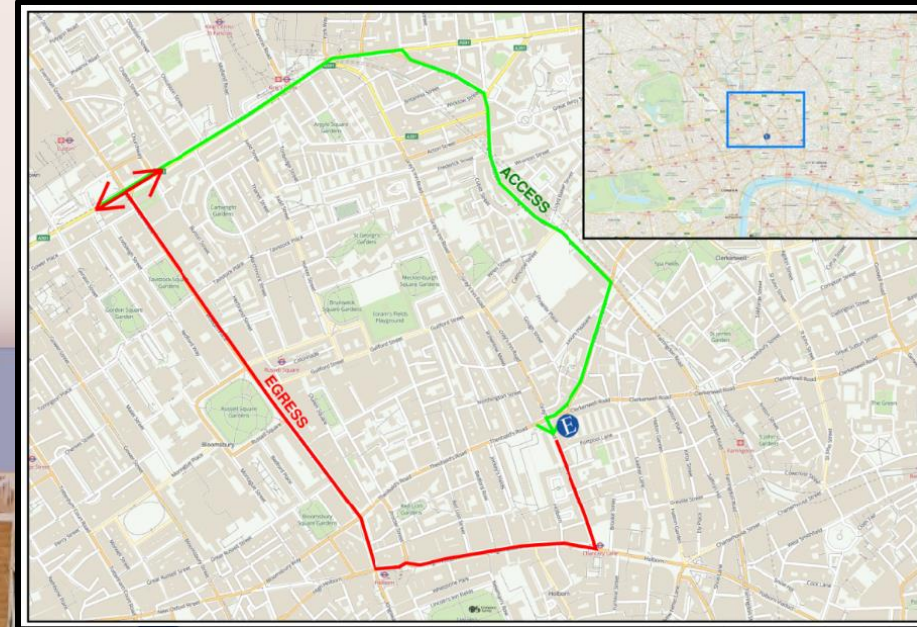
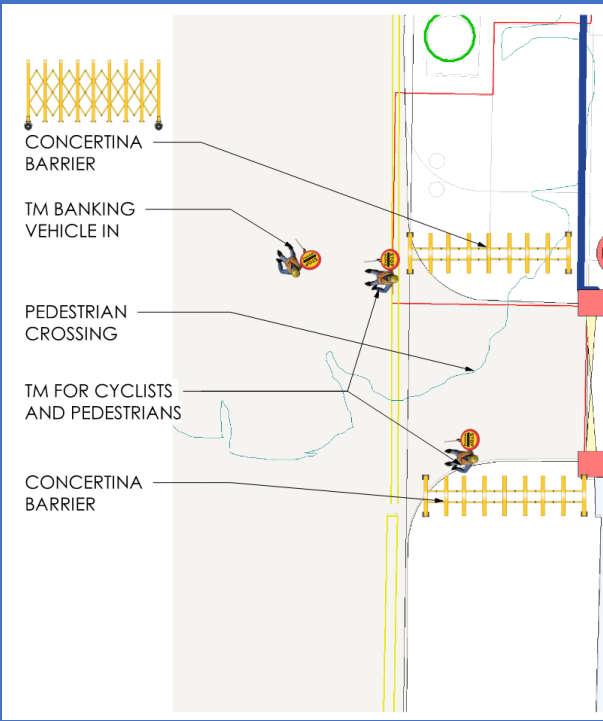
Basement pour construction in progress



Main site access and egress point via 100 Gray's Inn Road, until our Clerkenwell Road pit lane is implemented. All vehicular manoeuvres are to be controlled by our dedicated Traffic Management Team.

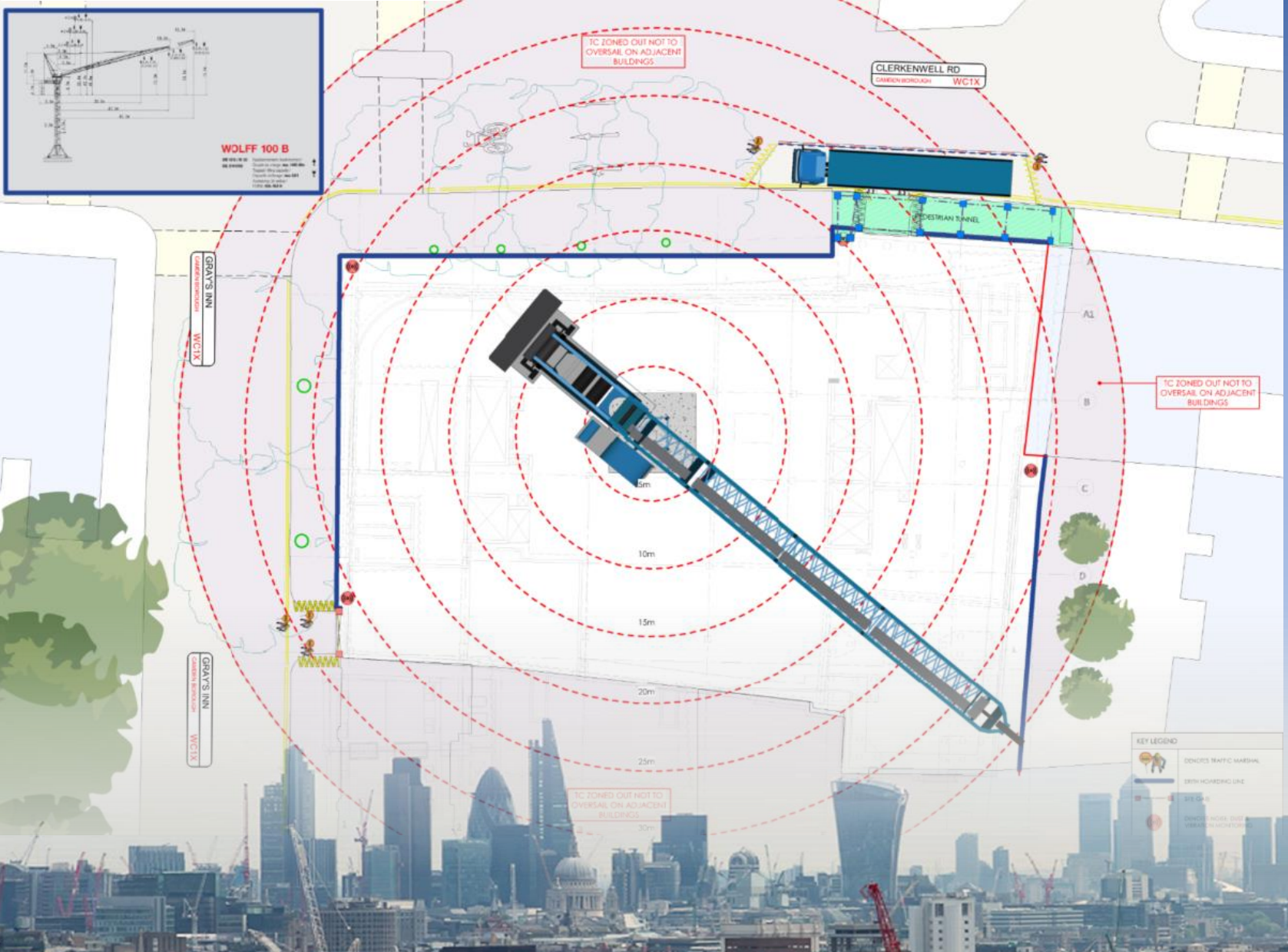
100 Gray's Inn Road: Traffic Management

Traffic route strategy



100 Gray's Inn Road: Traffic Management

Clerkenwell Road Pit Lane

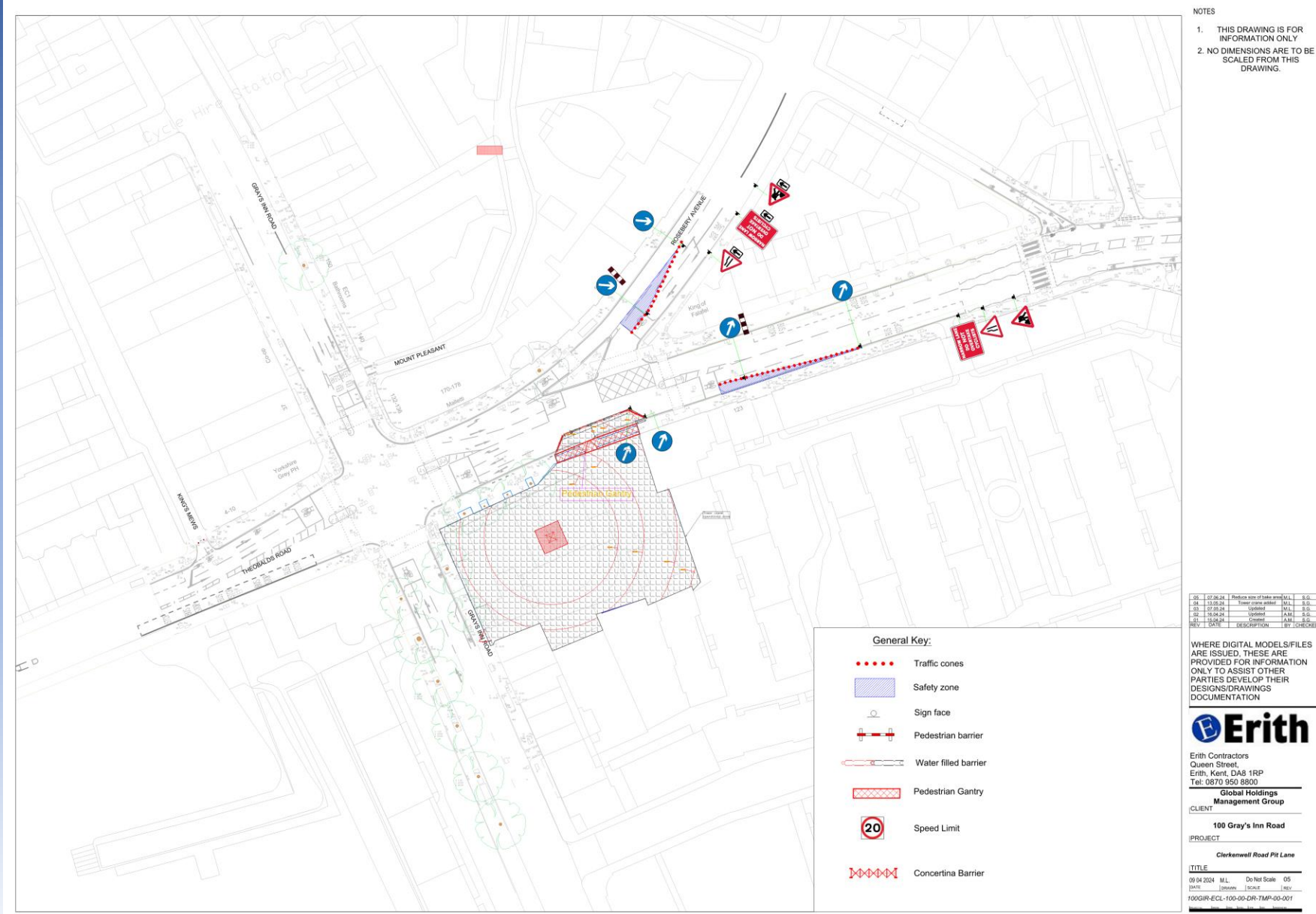


The particulars of our Clerkenwell Road pit lane have now been agreed with the local authority, with Phase 1 of our pit lane due to be implemented from late July 2024.

The operational hours of the pit lane are proposed to be 09:30 to 16:30 Mon-Fri (may be required until 18:00 during concrete pours), and 08:00 to 13:00 on Saturdays.

The following slides detail our agreed logistics 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).

100 Gray's Inn Road: CWR Traffic Management

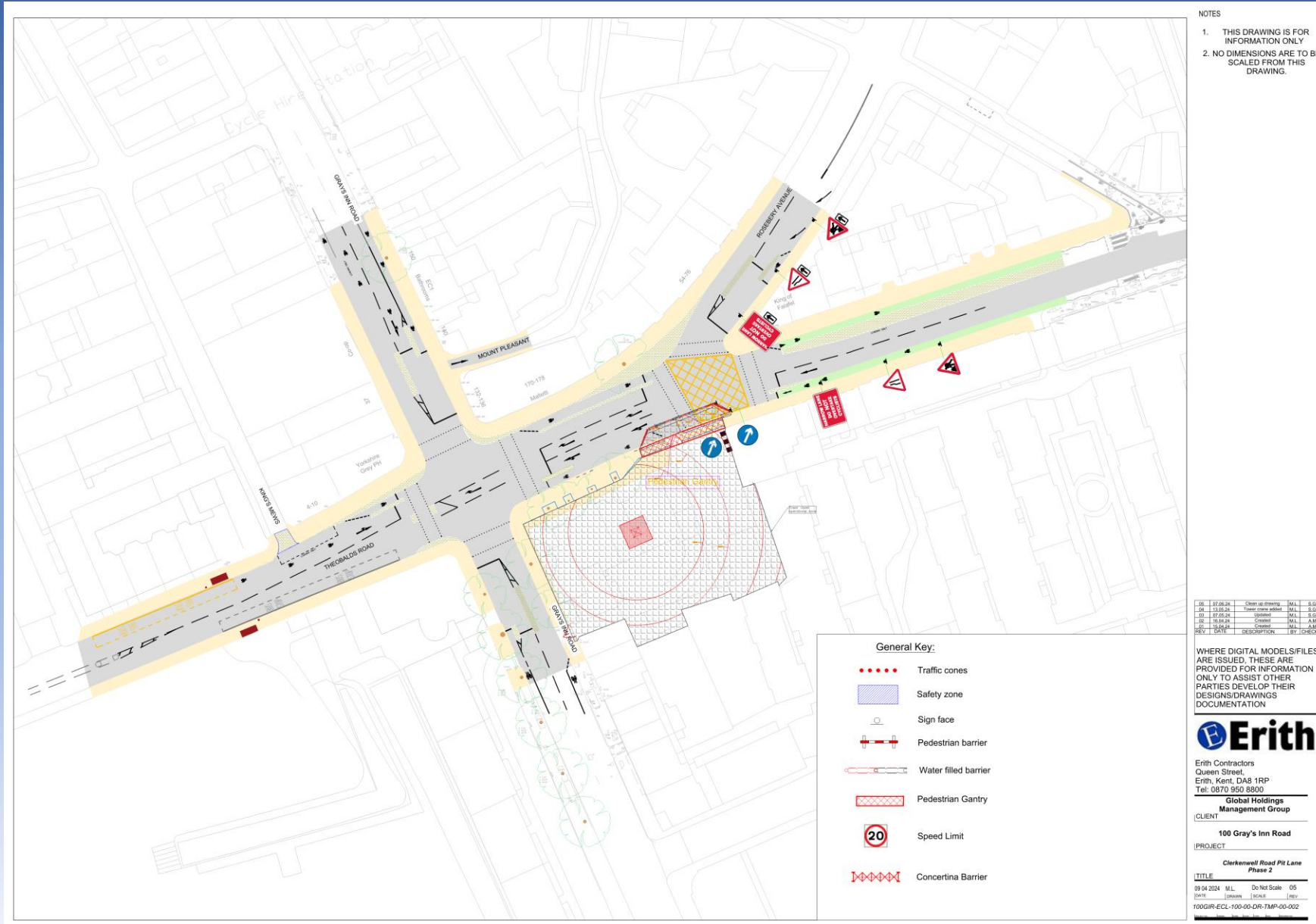


The adjacent plan details the traffic management arrangements for phase 1 of the CWR pit lane.

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



The adjacent plan details the traffic management arrangements for phase 2 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 2 will be used for the works post-Camden/TFL highways upgrades.

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



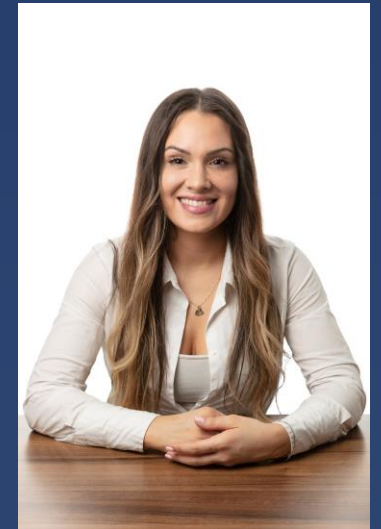
Steven Gillam
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07572 151802
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Cherrie O'Kane
Community Manger
07894 259321
Cherrie.o'kane@erith.com



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

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



Any
Questions?

