

120 Fleet Street: Community Presentation



This project is registered with both the City of London's Considerate Contractors scheme and the Considerate Constructors Scheme. By registering with these schemes, we can further demonstrate our commitment to those affected by our works.

We are proud to announce that the project has received a Gold Award from the City of London Corporation's Considerate Contractors Scheme, with the decision based upon the overall performance & etiquette of all personnel working on behalf of our company during the past year on the project. The scheme encourages contractors in the City of London to work in a safe and considerate manner, with regard to pedestrians and road users. The Gold Award recognises that the requirements of the Code of Good Practice have been consistently exceeded. It reflects a spirit of pride, and awareness of the needs of the passing public and regard for the surrounding environment.



Revolutionising the management of work related road risk



Community Liaison Team & Complaints Procedure



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 Sean Morris 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 Fiona Ireland.

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

Sean Morris
Lead Site Manager
07802 799570
Sean.Morris@erith.com

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

Fiona Ireland
Community Liaison Officer
07407 813683
Fiona.Ireland@erith.com

Site Security Team
(24HR contact)
07888 651921

City of London environmental Team

Should for any reason you be unsatisfied with the response you receive from Erith, you are welcome to contact the City of London's environmental team on the below details: For direct / immediate response (within 15 minutes) please contact the complaints switchboard on 020 7606 3030, all complaints are logged and all pollution officers are sent a text message for responding to. This is the best option in the event of leave etc. as there will always be an officer available to respond.

For other queries / non urgent response

pollution@cityoflondon.gov.uk

Or call / contact the area officers

Hazel Austin – 07770 966 721 – hazel.austin@cityoflondon.gov.uk
Garry Seal – 07860 843 560 – Garry.seal@cityoflondon.gov.uk
Claire Callan-Day - 07718 271 215 – ClaireCallan-Day@cityoflondon.gov.uk

Site Working Hours

- Monday – Friday 8am -6pm & Saturday 9am-2pm.
- Noisy Working Hours are: Mon-Fri 8am-10am, 12pm-2pm, 4pm-6pm & Sat 9am-2pm.

Programme

- Erith project Start Date – January 2022.
- Crane erection is anticipated from early July.
- Demolition commencement is anticipated for mid-July.
- Erith anticipated project completion is anticipated for Q2 2023.



January 2022

- Establishment of site welfare arrangements and temporary services.
- Preparation and submission of the Demolition, Construction and Environmental Plans for submission to City of London.
- Dilapidation Surveys of the highways surrounding the project.
- Footpath investigations.
- Floor testing within the buildings.
- Placement of security CCTV around the site.

February 2022

- Dilapidation survey to City of London services tunnel.
- Placement of independent noise, dust and vibration monitors to site boundary, in accordance with project construction & Environmental Monitoring Plan.
- Surveys and various site investigations.
- Hoarding erection around the site boundary.
- Installation and placement of CCTV and Environmental monitoring equipment.

March 2022

- Surveys and various site structural investigations.
- Completion of low level scaffold erection to Saint Bride Street elevation.
- Completion of low level scaffold erection and pedestrian gantry to Poppins Court elevation.
- Completion of low level scaffold erection to Shoe Lane elevation.

April 2022

- Completion of scaffold erection to upper terraces on Saint Bride Street.
- Completion of scaffold erection to upper terraces on Shoe Lane.
- Completion of scaffold erection to upper terraces on Poppins Court.
- Enabling works in preparation for the tower crane erection complete.
- Ground investigation works in the basement areas.
- Temporary substation base installations complete

May 2022

- Installation of the temporary protective waterproofing layer over Boots is complete.
- Completion of internal atrium scaffold erection.
- Completion of Fleet Street atrium scaffold erection.
- Installation of the Fleet Street scaffold pedestrian gantry complete.

June 2022

- Installation of hoarding to Fleet Street pedestrian gantry and scaffold erection over complete.
- Below ground drainage cleaning & CCTV survey to determine suitability of reuse of existing drainage system.
- Protective monarflex installations to all elevations of scaffold complete.
- UKPN installation of temporary substation housing and disconnection of existing substation on Saint Bride Street.



Completed Works photos

January

February

March

April

May

June



Footpath Investigations



Dilapidation Survey to CoL Tunnel



Poppins Court scaffold and loading bay



Upper terrace scaffold erection



Waterproof protection over live Boots store



Fleet Street hoarding & scaffold erection



Floor Load Testing



Saint Bride Street Scaffold erection



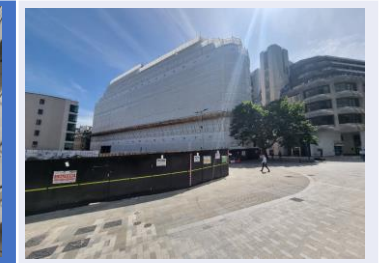
Completion scaffold on Saint Bride Street



Tower crane base installation



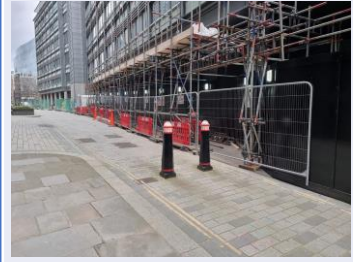
Internal atrium scaffold



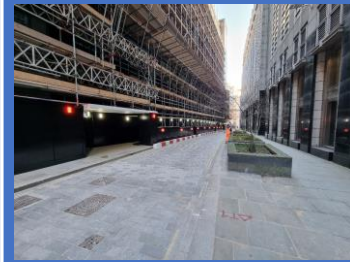
Protective monarflex installations



Hoarding Erection



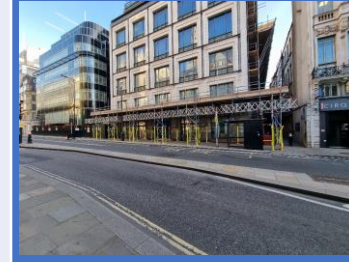
Shoe Lane pedestrian gantry erection



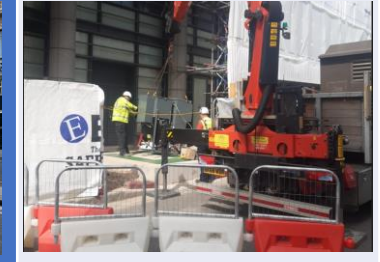
Completion of Shoe Lane pedestrian gantry



Temporary substation base



Forming TC2 slab penetration



UKPN Temporary substation installation

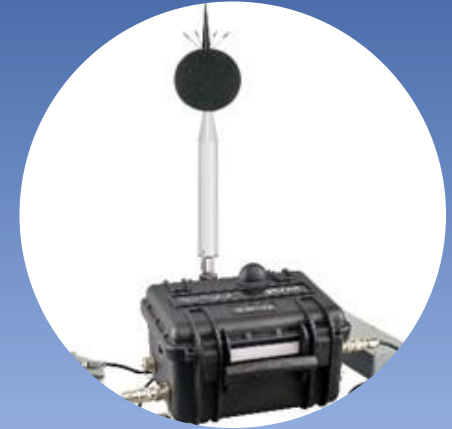


Prior to demolition works commencing, we have had an independent surveyor complete photographic schedules of conditions of the below structures:

- Ludgate House façade and basement areas.
- Sovereign House façade and basement areas
- Below ground City of London services tunnel on Saint Bride Street.
- The highways surrounding the project
- The Grade II* listed Daily Express Building: façade, lobby area and central stairs.



- A Construction & Environmental Management Plan (CEMP) has been prepared for the works, which includes our proposals in regard to environmental controls (summarised below). The CEMP 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 top working lifts of scaffold, to provide noise reduction.
- It is envisaged that approximately 80% of the works will be carried out using excavators equipped with pulveriser attachments, which is significantly quieter than traditional pneumatic breakers.
- Dust will be controlled at source by using a continuous fine-water spray.
- Road sweepers will be deployed daily, to ensure the cleanliness of the surrounding streets 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 2016'
- 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 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 team.



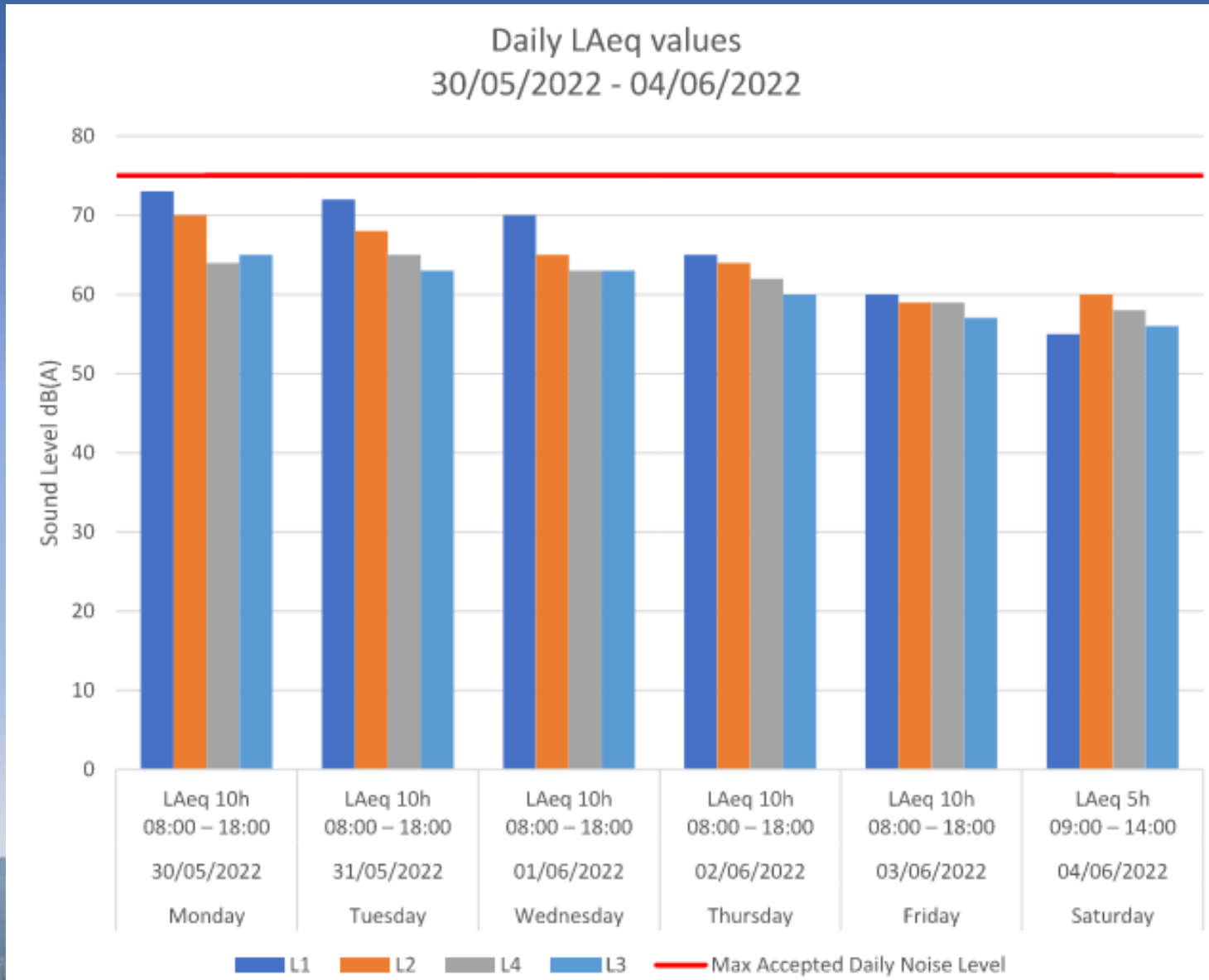
Typical Monitoring Station



Erith Road Sweeper



-  Noise Monitor
-  Dust Monitor
-  Vibration Monitor



120 Fleet Street – Weekly Dust Levels L3 (w.e. 05/06/2022)

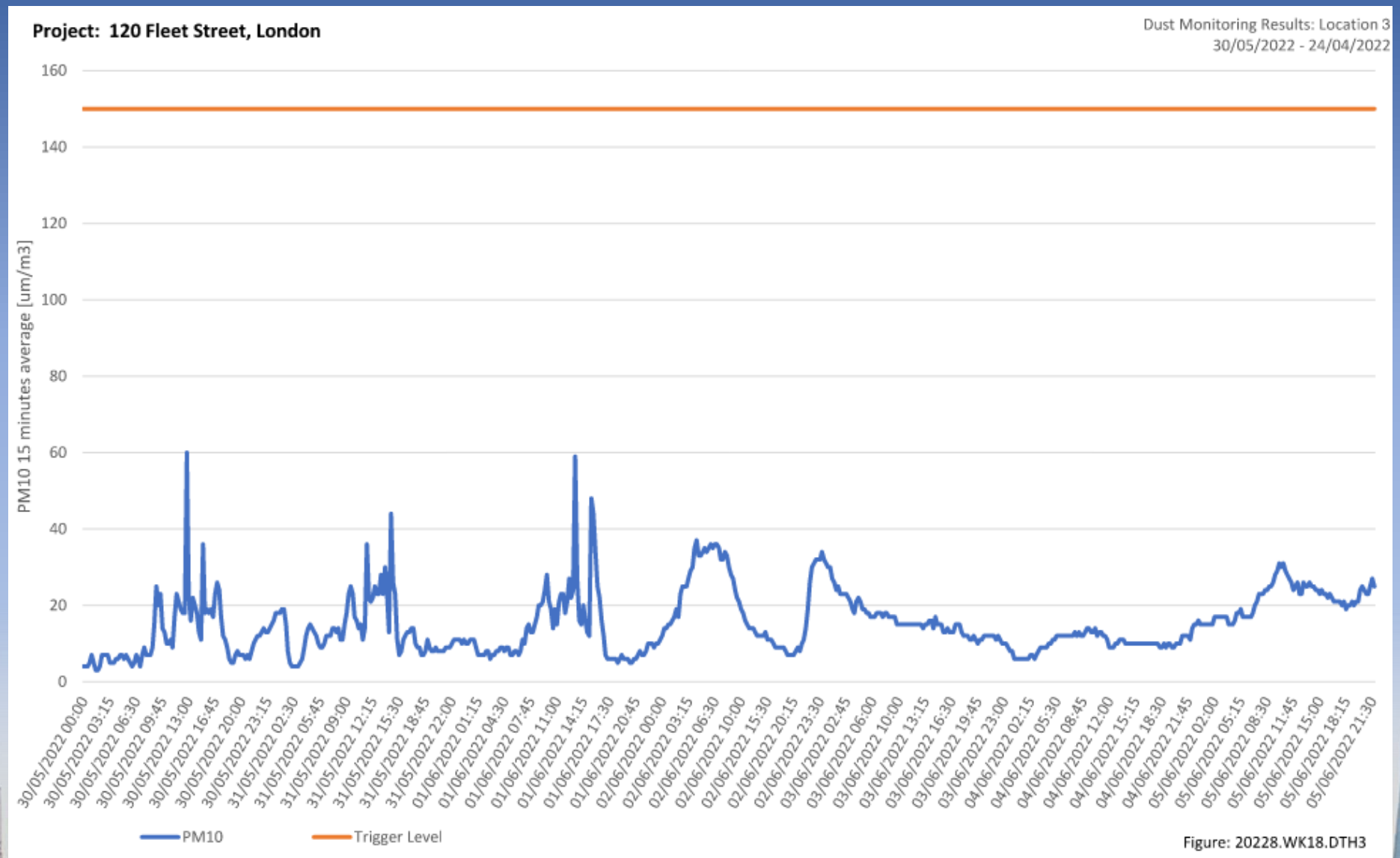
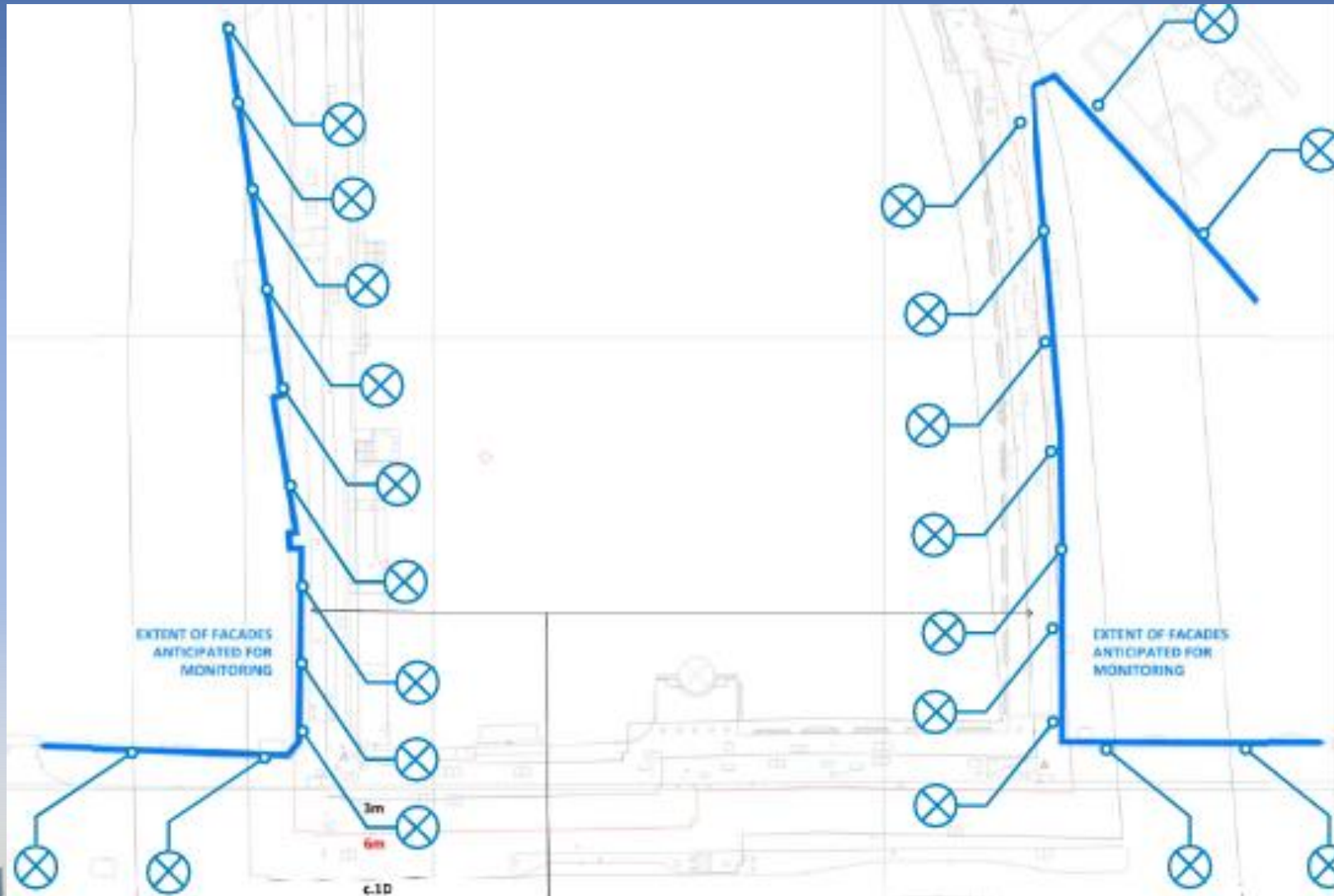
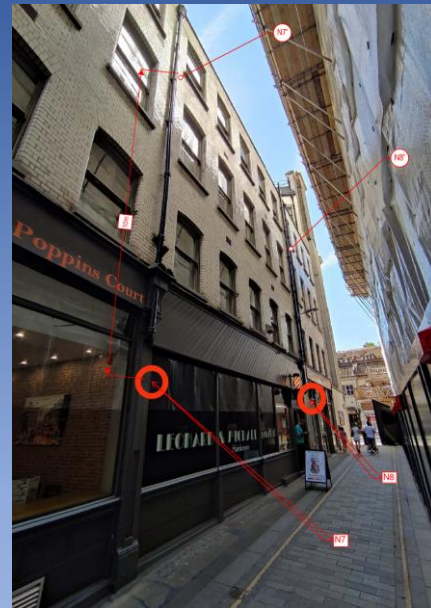
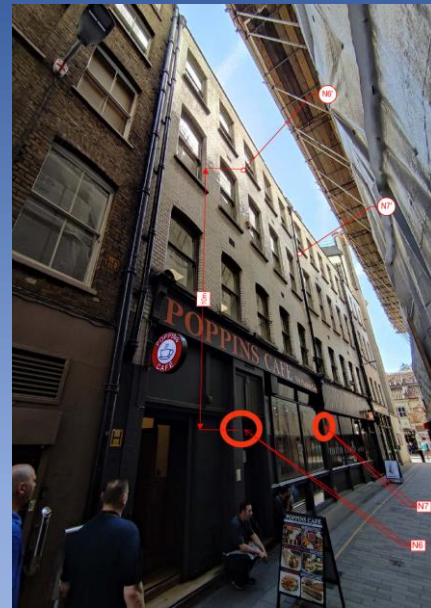
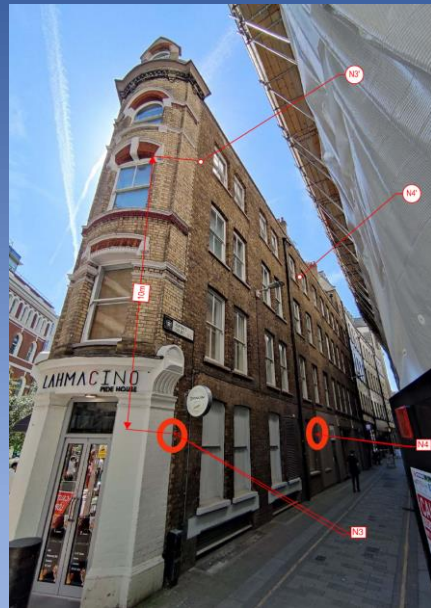
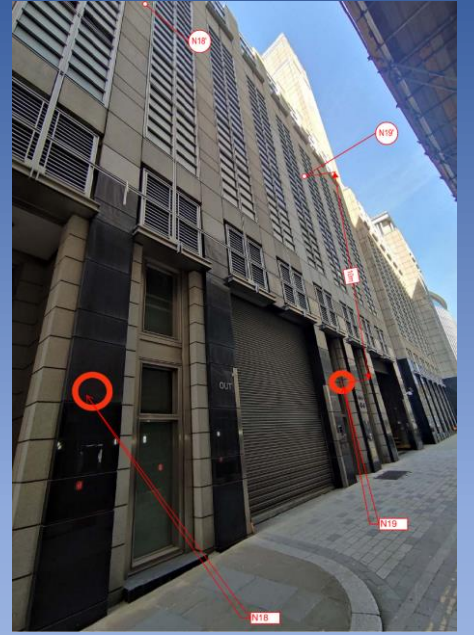
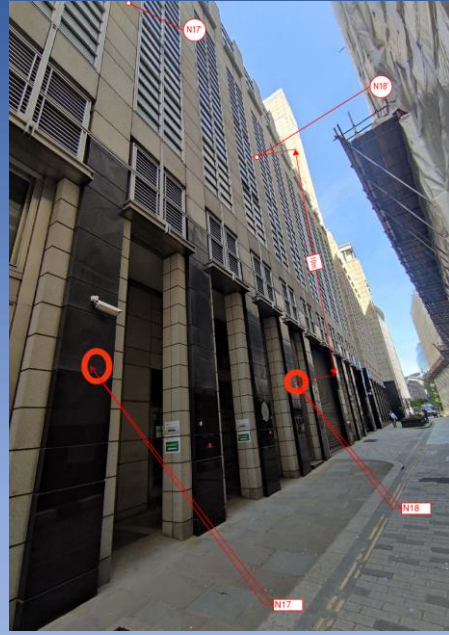
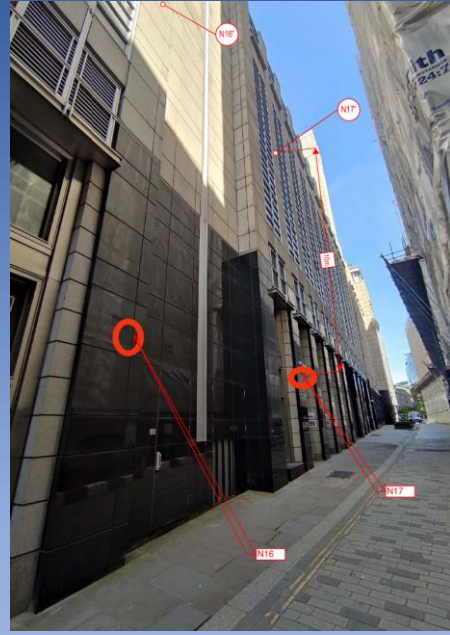


Figure: 20228.WK18.DTH3

Extract from akt II specification







Movement Monitoring – Daily Express Building Locations

Extract from akt II specification

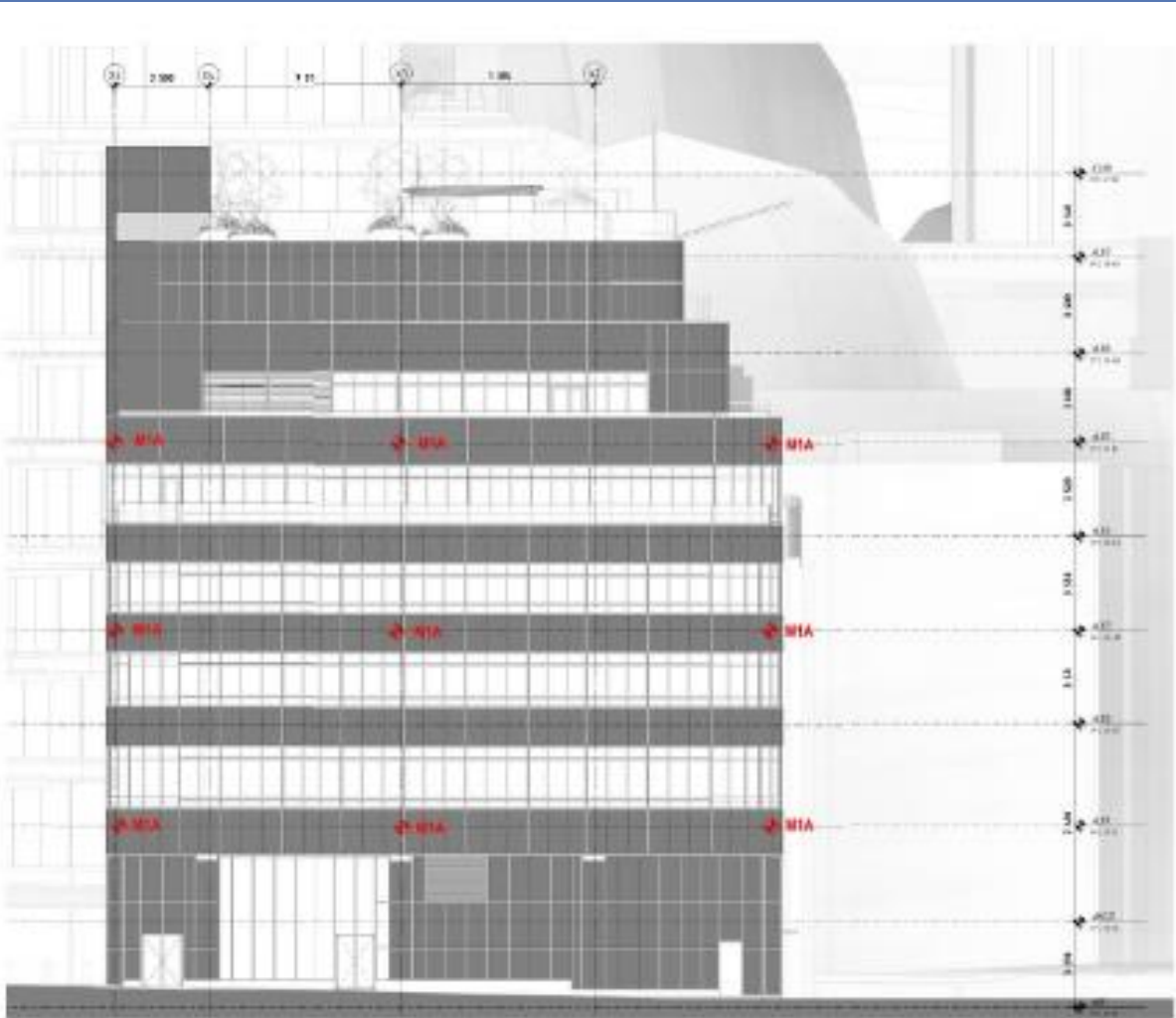


FIGURE 2.1: WEST ELEVATION PROPOSED MONITORING ARRANGEMENT FOR DEB FACADE

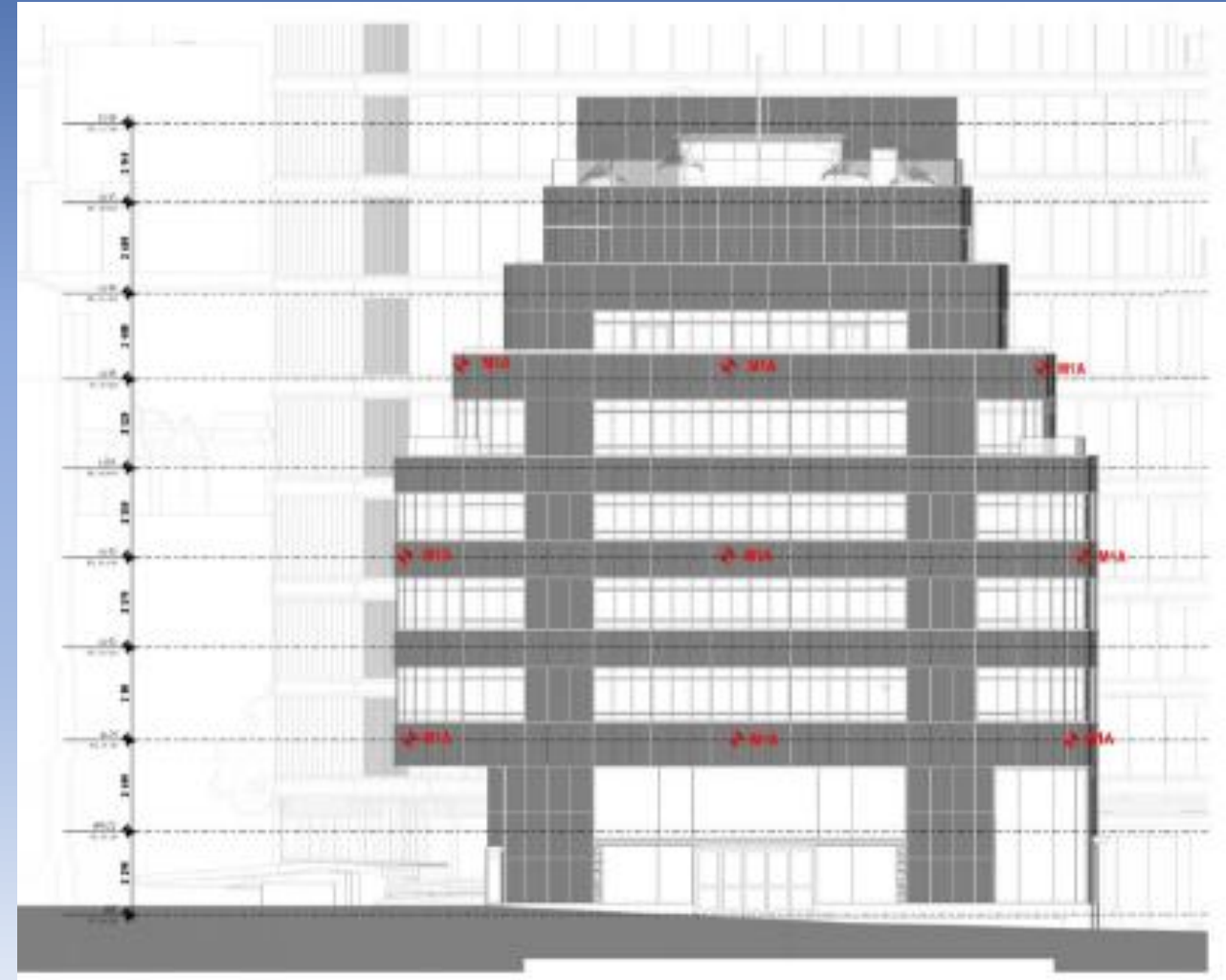
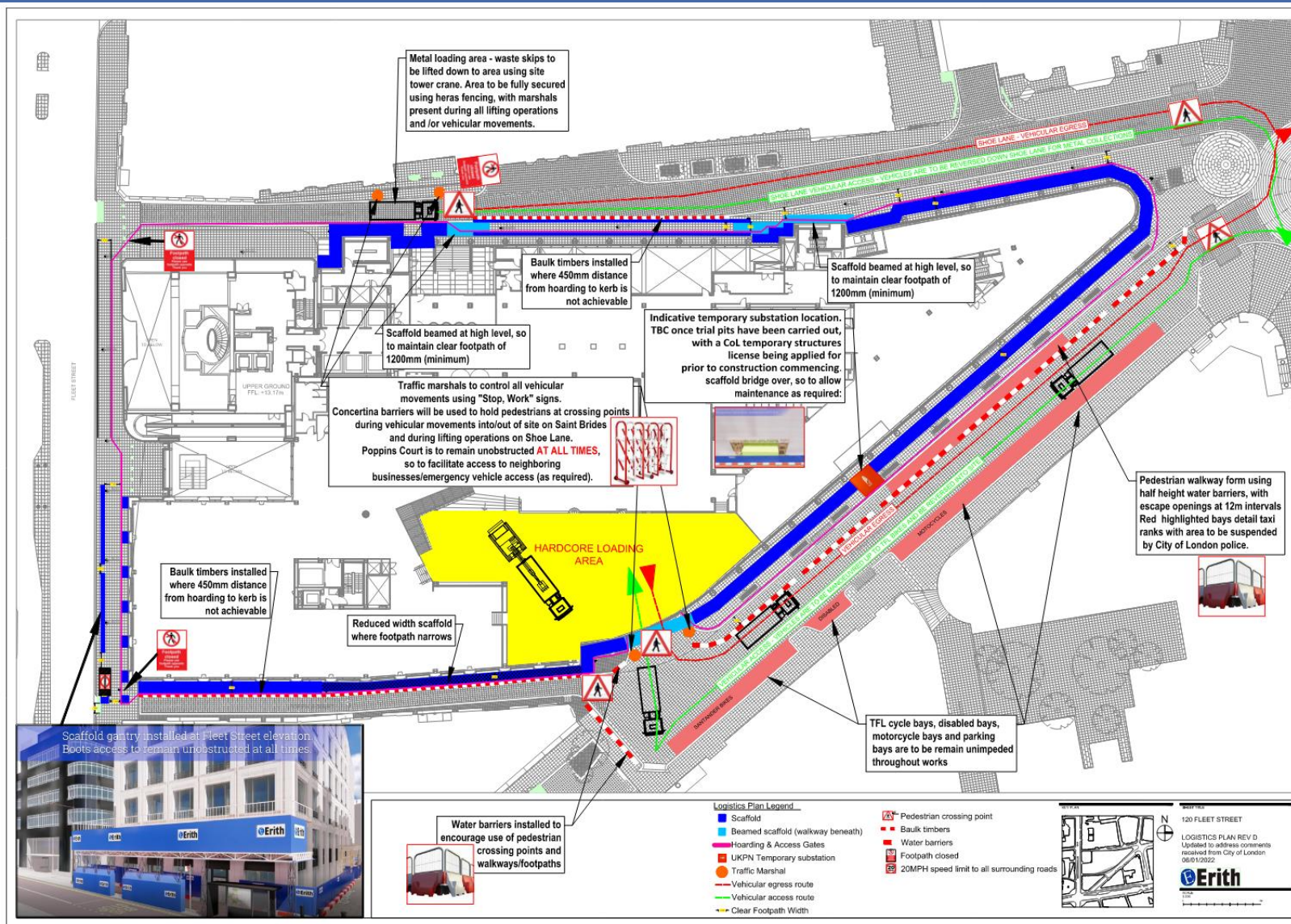


FIGURE 2.2: SOUTH ELEVATION PROPOSED MONITORING ARRANGEMENT FOR DEB FACADE

120 Fleet Street – Site logistics and traffic management



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 avoided.

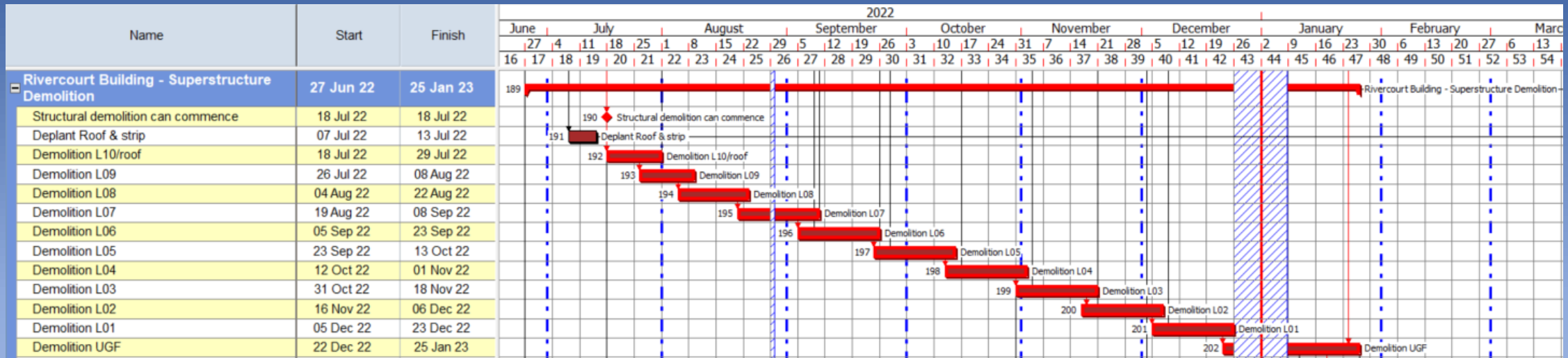
Pedestrian footways will continue to be maintained around the perimeter. Where access to site is required across any pedestrian transit routes, then these will be controlled locally with marshals in attendance.

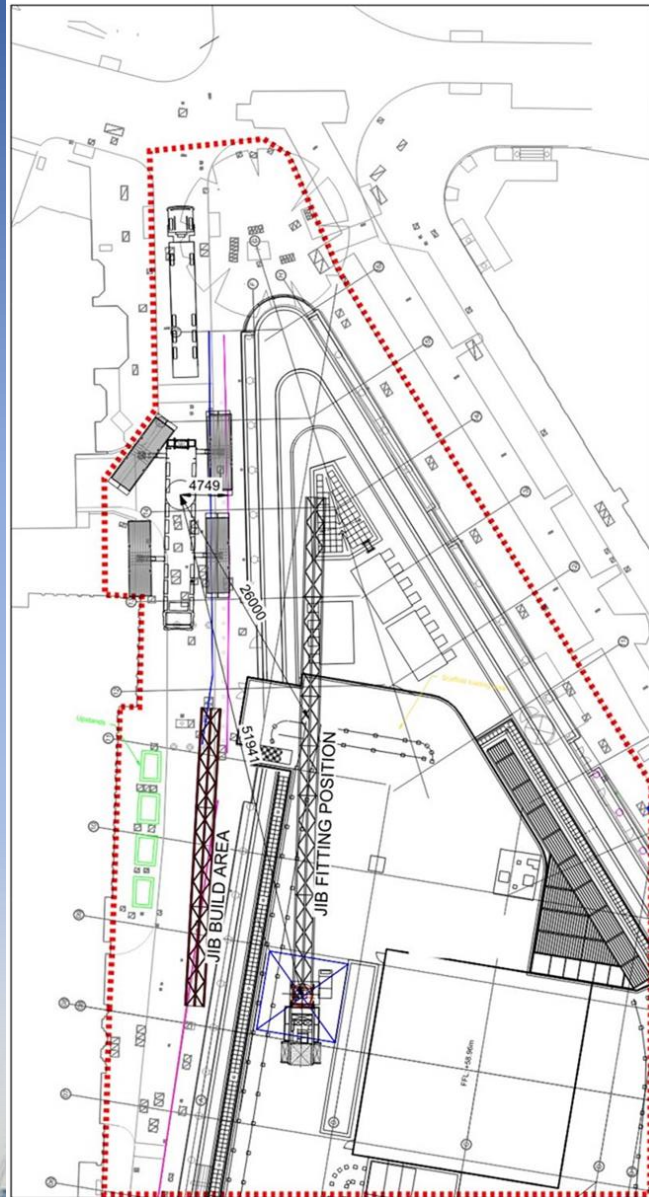
Vehicles entering site via Shoe Lane will do so under control of ECL's traffic management team, where they will make their drop-off/collection. The vehicle will then vacate from site in a forward gear onto Shoe Lane, before leaving site via Saint Andrew Street.

Vehicles entering site via Saint Bride Street will arrive via Saint Andrew Street and drive along saint Bride Street. They will then be reversed into the site loading bay, under the control of the traffic management team.

When vehicles enter and exit the site, pull out retractable pedestrian barriers and 'Stop Works' boards will be utilised to temporarily stop the flow of pedestrian traffic.

Anticipated programme of works for demolition down to GF





Tower crane erection took place the weekend 01/07/2022 – 03/07/2022

The works involved will now take place on Friday 1st, Saturday 2nd & Sunday 3rd July, with back-up dates of 8th to 10th July 2022 – (backup dates will only be used if 1st to 3rd July is not possible for any reason e.g. high winds. breakdown etc).

Extended working hours (shown below) have been granted to ensure the erection is fully complete before the Monday morning.

Tower Crane delivery and erection working hours will be:

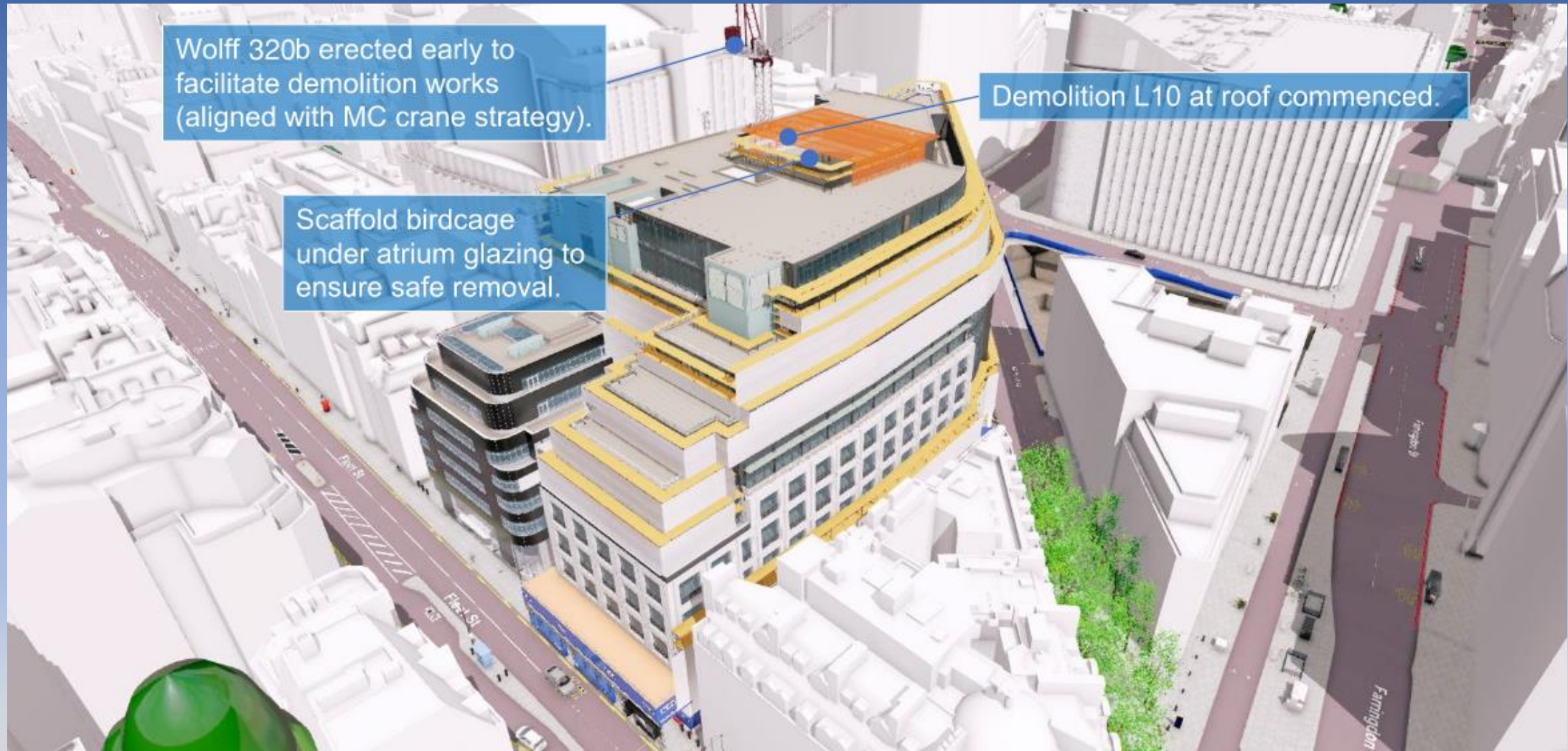
Friday 1st:	Mobile crane and accessories arrival at	06:00. (approx.)
	Lifting operations will commence from	08:00 to 20:00
Saturday 2nd:	Tower crane erection works	08:00 to 20:00
Sunday 3rd:	Tower crane erection works & clean up	08:00 to 23:00

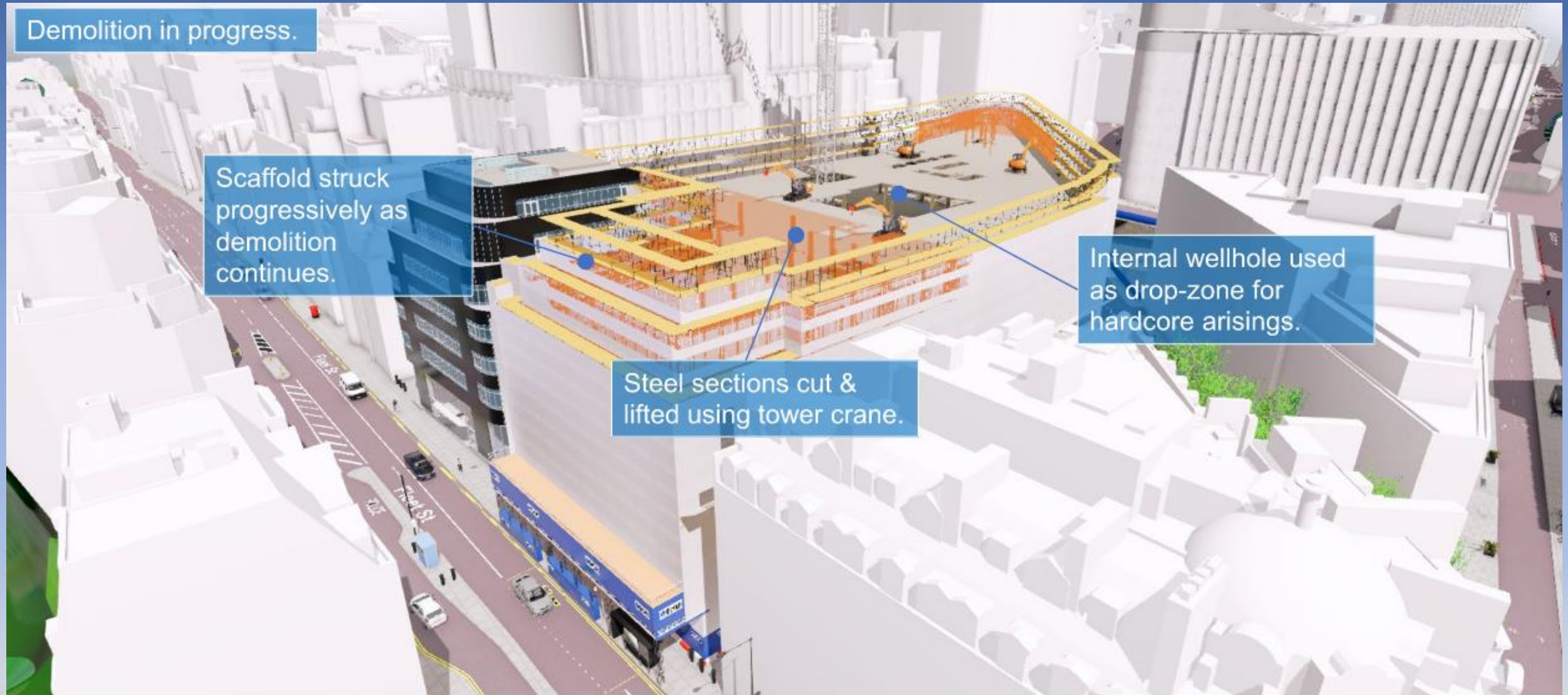
The delivery of a mobile crane; which is needed to erect the Tower Crane, together with various large elements and accessories will begin to arrive in the early hours before 07:00 on the Friday. This is done under Traffic Movement Orders (TMO's) which are issued by TFL and the metropolitan police, in agreement with CoL, where large vehicle movements of this type must take place between 7pm and 7am.

The mobile crane is being positioned at the northern end of Shoe Lane for the tower Crane erection. However, to facilitate delivery of the tower crane components, it is necessary to close the roundabout at the junction of Shoe Lane, Saint Bride Street and Stonecutter Street, which will prevent access to these streets also.

*Access to Be at One Bar will not be impacted.

All operations will be fully managed and controlled by dedicated crane personnel and aided by a team of fully trained and experienced Traffic Marshals.





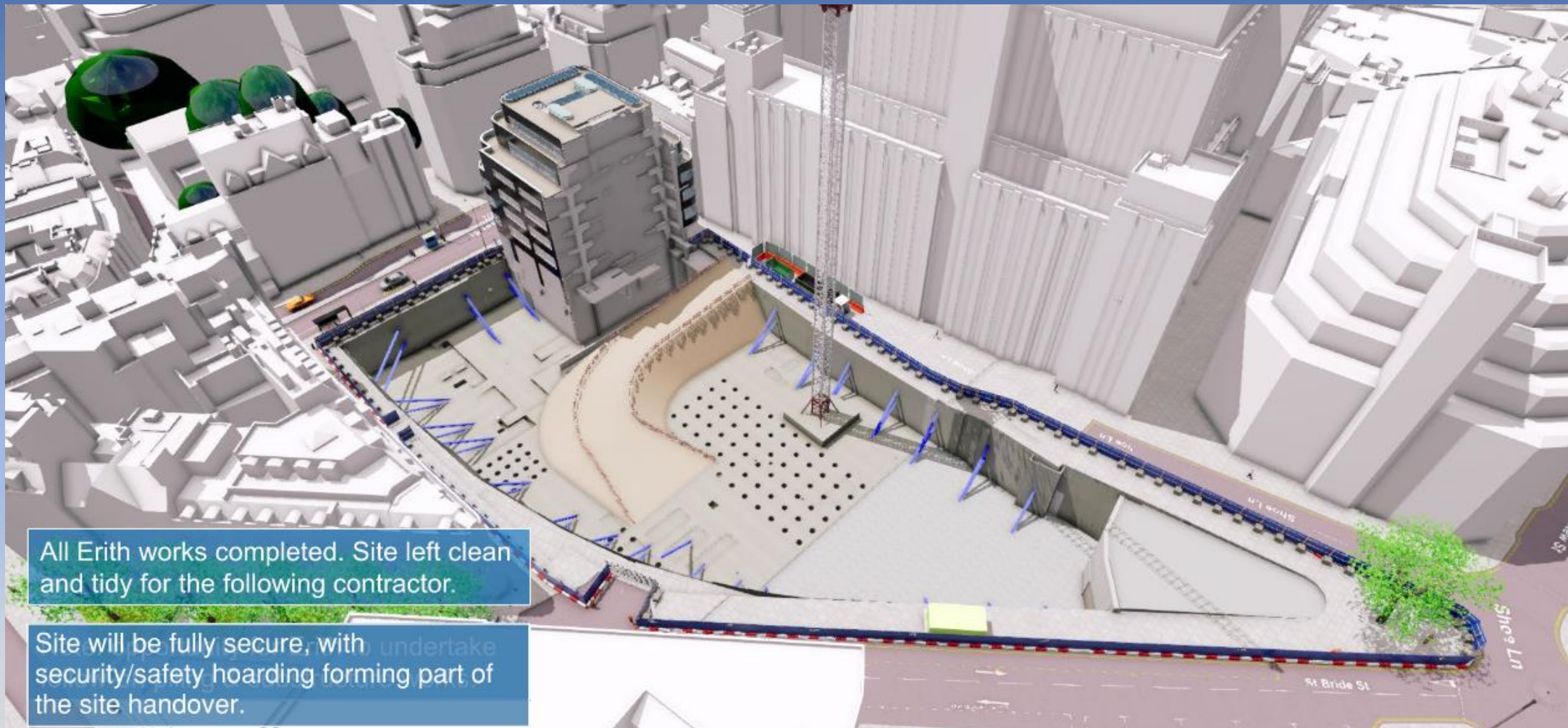
Basement enabling works concurrent with demolition activities

Coring works at B2 level raft.



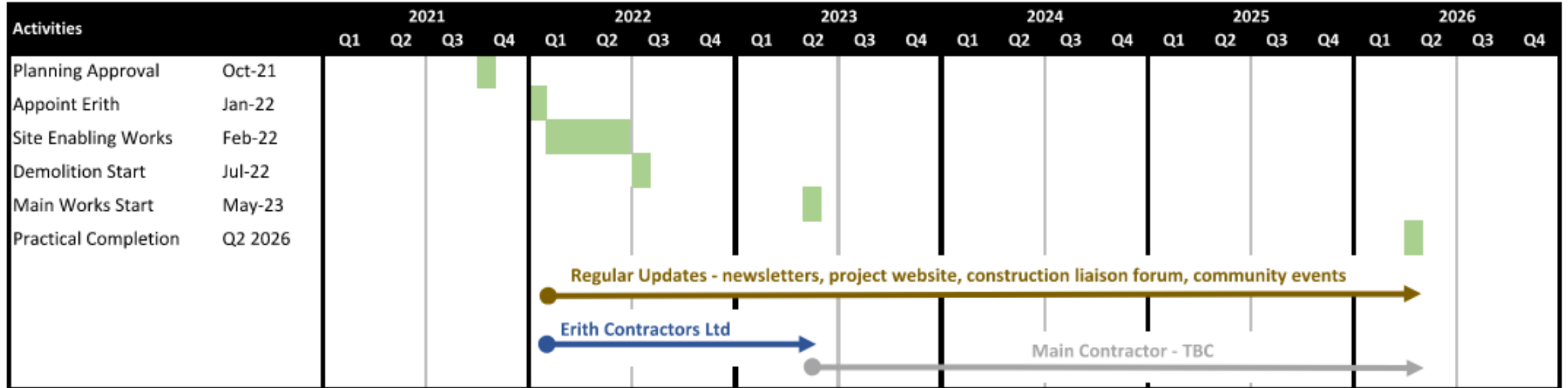
Site at Erith scope completion – Anticipated Q2 2023

Site ready for handover to main contractor



CO-RE

Project Timeline



Any
Questions

