



THANK YOU

LUCENT
TEAM



Landsec

Erith

pharmacy **Boots** beauty

PRIMER

E Erith
In London

Overview

The Erith Group is a family-run Employee Owned Trust, founded in 1967 by Tom Darsey. Our ethos then, as it is today, is one of quality of service and client satisfaction.

As one of the UK's leading enabling and construction specialists, Erith's emphasis is on answering the requirements of the modern-day design world, from infrastructure, remediation, earthworks, demolition, asbestos removal, and piling to complex basement, core and frame construction, building reconfiguration, waste recycling, and haulage.

We have the ability and expertise to provide a fully integrated solution or a specific single service for our clients. We are committed to long term client partnerships, a central feature of which is the provision of a high quality service for all our clients using a multi-disciplined, skill based approach. The service is tailored to the challenges and goals of each client.

We are the "Enabling Specialists". As an employee-owned trust, our reputation for completing technically demanding projects has been underpinned by our core values – Excellence, Respect, Innovation, Teamwork and Honesty. Our approach has seen turnover exceed £220m per annum and our organisation grow to nearly 600 direct employees.





Why Erith?

- » Exemplary health, safety, quality and environmental performance
- » Collaborative approach
- » Modern and extensive fleet of plant
- » Financially robust
- » Multi-disciplined market sector experience
- » In-house temporary works design team
- » All services provided in-house
- » Accredited in-house training division
- » 3-year asbestos licence
- » Multi-disciplined workforce
- » Market leading circular economy schemes
- » Regional offices and nationwide coverage

Victoria
Station

Services

Erith provides a complete range of Enabling Services from the very earliest planning and budgetary advice, through to feasibility services, advice on temporary and remedial works. We are also able to integrate these services to provide a fully coordinated single-source solution.

We have an excellent track record across the full range of these services.



Demolition

- » Soft Strip
- » Structural Alterations
- » Demolition
- » Deconstruction
- » Post Tension EP Concrete
- » Bridges and Viaducts
- » Deplant
- » Protection of Listed/Heritage Elements
- » Façade Retention
- » Dismantling
- » Mechanical
- » High Reach
- » Top-down Controlled



Asbestos Removal

- » Asbestos Removal
- » Decontamination
- » Pre-demolition Surveys
- » Thermal Insulation
- » Emergency Response
- » Reinstatement
- » Site Investigations
- » Fire Proofing
- » Air Monitoring
- » Remedial Works



Earthworks & Infrastructure

- » Bulk Earthworks
- » Road Construction
- » Alternative Pavement Design
- » Deep Drainage
- » Attenuation Systems
- » Directional Drilling
- » Vax-Ex Service Location
- » Service Installation
- » Adoptable Highways
- » Hard and Soft Landscaping
- » Public Realm Works



Construction Works

- » Basement Construction
- » Concrete Piling
- » Sheet Piling
- » Reduced Headroom Piling
- » Concrete Works
- » Drainage
- » Underpinning
- » Dewatering
- » Cores
- » Lobby Slabs
- » Concrete Decking



Engineering & Geotechnical

- » Temporary Works
- » Deep Basements, Inclusive of Pile Design, Propping and Permanent Works
- » Façade Retention Schemes
- » Retaining Walls
- » Specialist Structural Elements
- » Contractor Delegated Design Elements
- » Geotechnical and Ground Movement Analysis



Remediation & Gasholders

- » Bio Remediation
- » Ground Water Treatment
- » In-situ and Ex-situ Ground Validation
- » Ground Stabilisation
- » Enhanced Complex Sorting
- » Ex-situ Bio-augmentation



Haulage & Logistics

- » Excavation and Deep Disposal of all Soil Types
- » Haulage
- » Recycling
- » Complex Sorting
- » Waste Management
- » Crushing and Screening
- » Aggregate Supply
- » BS ISO 39001:2012
- » CLOCS/FORS



Construction and Civils Works

Construction services include:

- Restricted access piling
 - Drainage
 - Mining
- Structural interventions
 - Needling
- Pynford beams
- Underpinning
- Dewatering
- Concrete
- Piling (CFA, Rotary Board)
 - Sheet piling
- On-site remediation
- UXO & archaeological attendance
- Steel fixing
- Ground stabilisation
- Permeation
- Jet grouting
- Anti heave installation
- Crane bases
- Fair faced finishes
- Headings
- Management of service diversions
- Outstanding haulage and waste management
- Slipform / Jumpform cores
- Specialist finishes
- Precast cores
- Specialist Stairs
- RC basement and substructure
- RC superstructure
- Steel superstructure

Employee Ownership Trust

2016 marked our 50th year in business, an achievement remarkable in itself but made even more exceptional by the transition to an Employee Ownership Trust (EOT), the first construction company to do so in the UK.

This major event in the company's history has been implemented smoothly and efficiently and will serve to maintain and embellish our long-established company ethos and culture which has stood the test of time and will continue to do so well into the future.

Results of EOT bonuses to date: £4.4m



Our Portfolio





Key Contacts



Steven May

Group CEO

As Group Chief Executive Officer, Steven is responsible for the strategic planning and operational management of the Group.

During the 18 years that Steven has been involved in the construction and demolition industry, he has gained wide ranging experience in a number of sectors, including both consultancy and contracting.

Prior to his current role, Steven has been the Board Director responsible for the London portfolio for over ten years, and during such time has generated an enviable reputation in relation to large scale complex demolition, enabling, and basement construction schemes ranging in value up to £76m.



David Moylan

Director

David has over 10 years' experience with Erith and in his role as board director he is responsible for the strategic growth and delivery of the Group's prestigious London project portfolio including demolition, complex cut and carve, basement and core construction schemes across a wide range of sectors.

David is heavily involved in the planning stages of some of London's largest high-profile developments, liaising closely with clients, designers, and project teams alike before work commences on site through to project completion. He has a proven track record, with a strong focus on building collaborative client relationships that prioritise circular economy principles and reuse at the earliest possible stages of each project.



Jamie McGahan

Group Commercial Director

Jamie has been involved within the construction industry for over 18 years. Within a commercial discipline, Jamie has been employed within a range of roles - from surveying to commercial management. Jamie's experience within the field of commercial management involves leading teams and business units across a variety of construction projects including new build, cut and carve, and fit out within various sectors inclusive of education, hospitality, leisure, commercial, office and retail.

As Group Commercial Director, Jamie's responsibilities include the overall management of all commercial matters across the Group's portfolio. This role incorporates group commercial strategies, commercial reporting and commercial support to the commercial and delivery teams across the group.



Terry Madden MIDE

Operations Director

Terry has been employed for over a decade as one of Erith's most experienced demolition Contracts Managers before being appointed as Operations Director.

Terry's specialism consists of a range of large-scale demolition and deconstruction projects within heavily congested urban settings. Crucial to Terry's role is the allocation of resources, implementation of HSEQ and ensuring projects are delivered within the programme and in a safe and seamless manner.

Terry is also a professional member of the Institute of Demolition Engineers.



Tony Collier

Operations Director

Tony is a hugely experienced and highly regarded construction professional having held senior positions within the construction industry for some 35 years delivering multiple basement and frame schemes throughout his tenure.

Tony has delivered some of London's most iconic structures such as Paddington Cube, 20 Fenchurch Street, Royal Wharf and Embassy Gardens and as such is a known expert in the successful delivery of large scale civils packages in inner city London.



Joe Mitchell

SHEQ Director

As SHEQ Director, Joe leads our dedicated health, safety, environmental, and quality management team. He holds overall responsibility for the implementation, compliance, and continuous improvement of SHEQ practices across the Group.

With over 24 years of experience, Joe brings a diverse skill set from various sectors and a deep understanding of safety, health, and environmental regulations. His passion for fostering a culture of safety and sustainability drives his commitment to maintaining the highest standards within our organisation.



Ioannis Vitsios

Technical Director

Ioannis is a committed geotechnical engineer with expert knowledge on geotechnical and structural engineering. He has extensive experience of temporary works design across many complex projects throughout London including retaining walls, basement schemes, propping schemes crane base design and working platforms



Simon Bahaire

Director (Swanton Consulting)

Simon has over 20 years of industry experience specialising in the design of bespoke concept solutions for temporary works on a number of schemes spanning across the globe.

Simon has extensive experience with design management, construction supervision and project leadership from a range of previous disciplines ranging from Engineer and Technical Manager to his current role as Director.

Simon is currently responsible for the coordination, management and leadership of design teams at Swanton. Simon plays a pivotal role in ensuring early engagement and delivery service to support external clients and contractor designs.

Paddington Square

In 2017, Erith were employed to carry out the controlled demolition of Royal Mail assets in Paddington. The works paved the way for the Paddington Square to be constructed; a 14 storey, glass-clad building sitting upon three-storey podiums, offering over 350,000 sq ft of office, retail and restaurant space.

The works entailed demolishing 3 buildings; The Royal Mail Group sorting offices located at 31 London Street (2 structures), and the former Royal Mail post office at 128-142 Praed Street. The buildings were connected via a two-storey enclosed link-bridge in Winsland Mews, at 1st and 2nd-floor levels. All 3 buildings were demolished using a controlled top-down methodology, where excavators were craned onto the roof to carry out the slabs and walls demolition in reverse order down to ground floor slab level. All buildings were encapsulated with a fully independent scaffold for the protection of the public, clad in fire-retardant monarflex. The full scope of works involved:

- Asbestos removal
- Installation of temporary services and electrics
- Soft strip
- Hard demolition
- Installation of propping
- Installation of boundary walls
- Protection of substation and rail services
- Slab waterproofing to ground basement levels
- Weather-proofing all voids leading down to the basement to prevent water ingress

Due to the project's sensitive urban location and proximity of nearby structures, access and egress from the site presented its challenges. These were mitigated by the implementation of a robust logistics regime which ensured the impact on neighbouring parties was minimal and the safety of all stakeholders was maintained. Dedicated traffic marshals were employed to manage access and egress, controlling traffic and pedestrian movements to ensure site safety.

As the project was located in such an exclusive area of London, we considered it of the utmost importance to foster good relations with surrounding businesses and residents. We achieved this by maintaining consistent liaison with all stakeholders, publishing newsletters, ensuring the blue route on Winsland Mews remained open throughout the works and ensuring working hours and breaking times were in line with the voluntary section 61 notice applied for by Erith prior to the commencement of any noisy works.



Paddington Square

In February 2019, we were awarded the substructure phase for Paddington Square. This multi-million-pound project was awarded as a result of several factors, including our outstanding performance during the demolition phase of the works and our excellent track record of undertaking substructure packages throughout the Capital in high-risk environments.

The Paddington Cube Development is a prominent development set in the centre of Paddington and the Gateway to Paddington Station. The project is set within Westminster, London. The area is surrounded by a mixture of retail, residential, commercial properties and the St Mary's Hospital.

The works at Paddington Square comprised pile enabling, secant walls and bearing piles, temporary works to facilitate a bulk excavation and a hybrid top-down-bottom-up construction of the new London Road and multi-level retail basement, adjacent to and incorporating the new entrance of Paddington station ticket hall.

With the works in their infancy, we carried out the demolition of the 2m thick basement raft slab, adjacent to both Royal Mail Group and Crossrail shafts, with particular consideration to the adjacent Bakerloo Line pedestrian tunnel that ran beneath London Street. Arisings from the demolition phase process were crushed into 6F2 material to minimise vehicular movements and were stockpiled for reuse as engineered fill for working pile platforms.

Throughout the process, we were in constant dialogue with St Mary's Hospital, Royal Mail Group, Network Rail, London Underground and Westminster City Council to ensure smooth delivery and constant cooperation whilst completing the works.

Substructure concrete works included the construction of the lower ticket hall slabs, upper ticket hall slabs, concourse level slabs, the lift core, the stair core, the ground floor slabs and the public realm works such as tree planters.

The London Underground (LU) Bakerloo line ticket hall (C B071-05) was also upgraded as part of the overall Paddington Square office and retail development scheme.

The ticket hall was located adjacent to the GWR Paddington Station under Arrivals Road and London Street to the South-East corner of the station, at the entrance to Span Four on the junction with Praed Street. The upgrade works involved the development of the new ticket hall, construction of basement plant rooms, lift and stair core and tunnelling work to create step-free access to the Bakerloo line platforms.

120 Fleet Street

Employed by Chinese Estates, Erith were contracted to undertake the hard demolition, hydro demolition, saw cutting, and basement and enabling works for the development known as 120 Fleet Street, EC4A 2BE.

The site consisted of a large steel frame building (c.3900sqm at Level 3) which was constructed in the late nineties and the building rose to 9 levels above ground with a deep basement area - part twin storey. The southwest of the site featured the Grade II listed Daily Express building, which comprised five residential use buildings; four seven-storey buildings in a cruciform shape and one 5-storey building with an irregular rectangular shape. The site was located in the City of London, and was bound by Fleet Street, Shoe Lane, St Bride Street, and Poppins Court. The works were constrained by the following:

- Weatherproofing and protection of Grade II listed Building
- Occupied live Boots stores during the demolition programme and protection/coordination of works around this area.
- Maintaining vehicle access on/off-site from St Bride Street and Shoe Lane.
- Existing Temporary/UKPN Substations on St Bride Street
- Interface with modern and historic ground retention structures

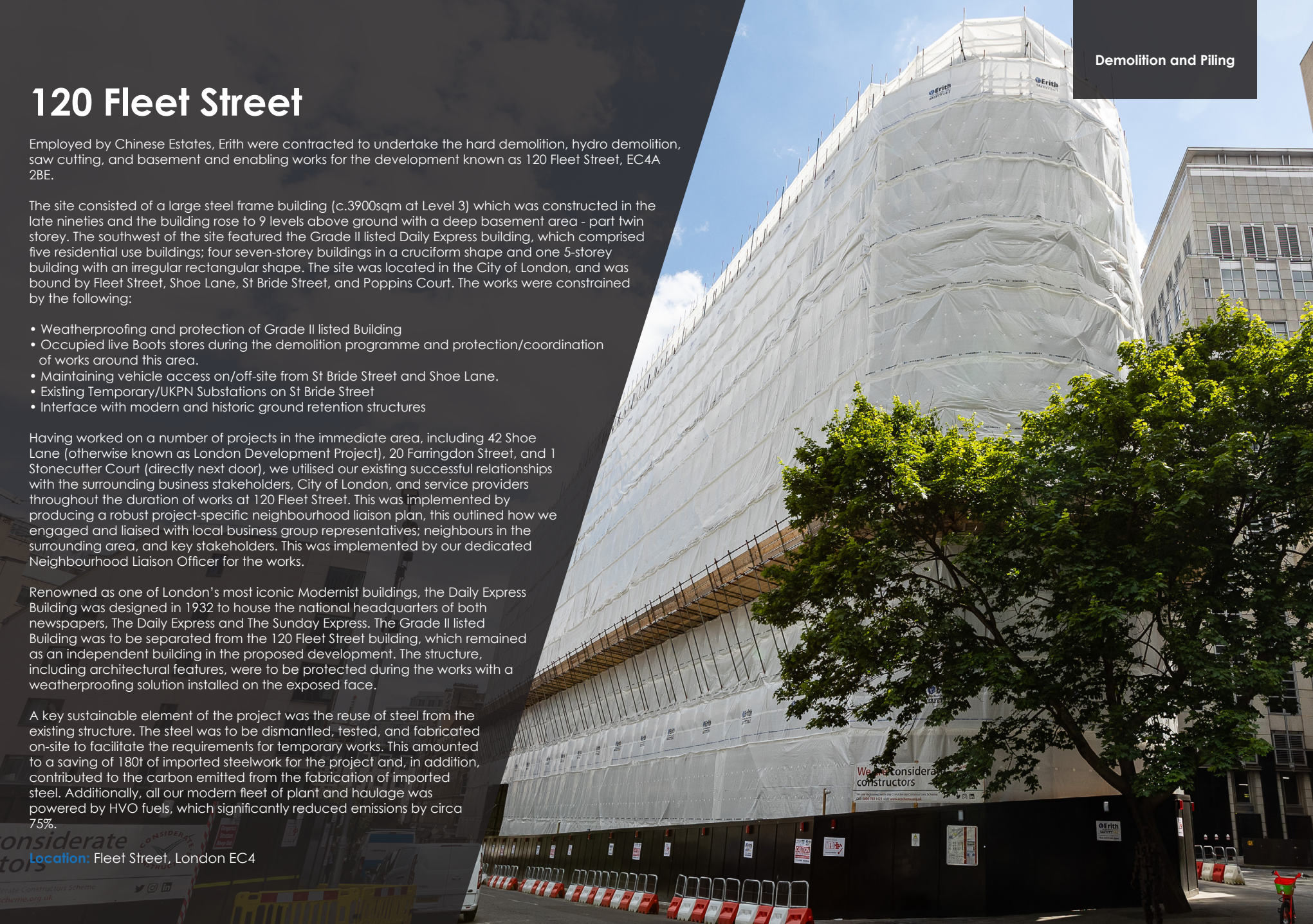
Having worked on a number of projects in the immediate area, including 42 Shoe Lane (otherwise known as London Development Project), 20 Farringdon Street, and 1 Stonecutter Court (directly next door), we utilised our existing successful relationships with the surrounding business stakeholders, City of London, and service providers throughout the duration of works at 120 Fleet Street. This was implemented by producing a robust project-specific neighbourhood liaison plan, this outlined how we engaged and liaised with local business group representatives; neighbours in the surrounding area, and key stakeholders. This was implemented by our dedicated Neighbourhood Liaison Officer for the works.


Renowned as one of London's most iconic Modernist buildings, the Daily Express Building was designed in 1932 to house the national headquarters of both newspapers, The Daily Express and The Sunday Express. The Grade II listed Building was to be separated from the 120 Fleet Street building, which remained as an independent building in the proposed development. The structure, including architectural features, were to be protected during the works with a weatherproofing solution installed on the exposed face.

A key sustainable element of the project was the reuse of steel from the existing structure. The steel was to be dismantled, tested, and fabricated on-site to facilitate the requirements for temporary works. This amounted to a saving of 180t of imported steelwork for the project and, in addition, contributed to the carbon emitted from the fabrication of imported steel. Additionally, all our modern fleet of plant and haulage was powered by HVO fuels, which significantly reduced emissions by circa 75%.

Location: Fleet Street, London EC4

Demolition and Piling





Demolition, Cut and
Carve, Substructure,
Cores

Timber Square

We were employed by Landsec to carry out the demolition and enabling works involved in the technical redevelopment project at 25 Lavington Street in order to provide a next-generation workspace known as Timber Square, providing a diverse mix of shops, cafés, restaurants and spaces for entertainment and cultural events.

The development consisted of two buildings with the full strip out and partial demolition of the 15 storey former print works East Building and full demolition of the 15 storey West Building. Once operational the new building will be an exemplar of low carbon development using 100% renewable energy, low carbon and recycled building materials. Façades were designed to maximise natural daylight whilst the design took into consideration the future disassembly of the building with the aim that all materials are reusable and support the circular economy.

We were also awarded the contract to construct the two-storey basement involving 70,000m³ excavation and the construction of two six storey concrete cores using trialled low cement and high GBBS concrete resulting in minimising the carbon footprint of the works. All new concrete had an exposed specialist finish to tie in with the existing industrial print works building. This was achieved using trialled high density back nailed formwork. The cores were constructed with fully hydraulic encapsulated jump form.

The project presented many challenges along the way. A key consideration for this project was its location, in the busy London Borough of Southwark, with a live Network Rail line to the south of the site and hotels, student accommodation and offices along the other boundaries.

Early engagement with Network Rail enabled us to discuss suitable methodologies and submit all of the necessary Network Rail paperwork for temporary works approvals. Ensuring that a good working relationship with Network Rail was key to the success of the project.

We communicated regularly with all stakeholders surrounding the site, in line with our Neighbourhood Liaison Strategy that was developed at the tender stage of the project.

Regular dialogue proved essential in ensuring healthy neighbourly relationships were formed and remained throughout.

Working within London city centre provided logistical challenges such as site access and pedestrian footfall around the site. A thorough Traffic Management Procedure and 24/7 real-time noise, dust and vibration monitoring ensured any activity that exceeded the agreed limits was notified to us immediately.

Due to the site's close proximity to the River Thames, constant water management was needed to ensure safe working at all times. During the breakout of the basement slab of the West Building, we encountered significant groundwater. We used this to our advantage by harvesting the water and filtering it through a silt tank before utilising it as dust suppression for the East Building break-out works. This meant that we used 80% less water in the East Building than originally projected.

The location also drew interest from archaeologists interested in examining the sand and gravel islands below the site dating from 9500BC. Early on in the project, we constructed an 8m shaft with the use of sheet piles and temporary shoring to allow the investigations to take place.

Location: Lavington Street, Bankside, London SE1

105 Victoria Street

Erith were employed by BentallGreenOak to undertake the Demolition and Enabling works for the development known as 105 Victoria Street. The site was located in the London Borough of Westminster, bounded by Victoria Street to the north, Artillery Row to the east, Howick Place to the south, and Wilcox Place to the west. The existing building comprised a reinforced concrete frame office block structure rising to Level 11. House of Fraser occupied the vast majority of the lower-level building footprint, shared with a coffee shop and office space lobby which served the remaining floors of the building.

The scope of works included:

- Site Establishment inclusive of hoarding, gated access points & welfare set up within the ground floor
- MEP strip out of all plant rooms and early UKPN substation investigations
- Installation of TBS base on Artillery Row
- Utilities terminations within the site boundary and protection to services supplying tenanted areas
- Maintenance of any existing fire escape routes for Caffè Nero and House of Fraser.
- Site-wide asbestos removal
- Removal of featured items for reuse in the follow-on design
- Soft strip of all non-structural items
- Installation of demolition scaffolding including a crash deck to Victoria Street pavement undercroft
- Installation of demolition tower cranes on proprietary grillages at the B1 and B2 level
- Installation of Phase 1 temporary works to retaining walls and slabs where required
- Demolition down to and including demolition of ground-bearing slabs
- Pile Coring
- Formation of Secant piled wall and bearing piles
- Construction of a capping beam
- Installation of flying shores to facilitate excavation
- Excavation down to formation level
- Dig for drainage and blind box

On completion the sustainability features of the UK's largest net-zero office building would offer 30,000ft² green spaces and terracing, including an urban farm with community allotments. It would be the largest all-electric office in the UK with energy supplied from fully renewable sources, ensuring zero fossil fuels were used, not just whilst in operation, but also during the demolition/construction phase.

Erith fully understood and recognized the client's specific requirements and aspirations for the delivery of the net-zero scheme, and therefore produced several carbon reduction, community, and social initiatives during the tender. These schemes included an alternative use of HVO fuels on all vehicles and plant, several collaborative workshops and events in the surrounding area and the reuse of materials where possible within the City of Westminster.

Location: Victoria Street, London SW1E 6QT



318 Oxford Street

Erith were employed by McLaren Group to undertake the soft strip works at 318 Oxford Street, the former House of Fraser department store building. The extension and redevelopment aims to provide a new destination for retail, offices, rooftop restaurants, and a gym.

The site is located in Westminster, with Henrietta Place to the North, Old Cavendish Street to the East, Oxford Street to the South and Chapel Place to the West.

The main constraints for this project were due to the site being in a busy shopping destination and included:

- Tight site logistics
 - Proximity of adjoining commercial properties and pedestrian access
 - Maintaining vehicle access to the site from Henrietta Place
 - Traffic logistics, pedestrian volumes, and neighbouring deliveries
 - Limited access/egress for plant and vehicle deliveries
 - Restricted space for mobile craneage
 - Access to neighbouring properties
 - Interfacing and sequencing work with other high-profile projects in the surrounding area
 - Adjacent residencies, offices, and commercial premises
- The Scope of Works consisted of the following:
- Pre-Demolition Services
 - Enabling works for demolition
 - Attendances for Exploratory Investigations
 - Survey services
 - Preparation for lift shaft / well holes
 - Machines lifted to roof level via mobile city crane
 - Soft strip - Basement to Roof level
 - Temporary weathering to Roof Level
 - Structural alterations
 - Installation of structural steelwork
 - RC concrete works
 - Clean and clear site for the follow on contractor

In total, 10 floors were soft-stripped. All work areas were marked out, with retained features protected prior to any works commencing. The soft strip was carried out in two stages, stage one comprised the removal of all combustible materials, while stage two was predominantly the mechanical and electrical installation, which involved 'cold works' removal methods.

42 Shoe Lane

Erith were awarded the demolition of both the Fleet and Plumtree Court buildings located on Farringdon Street, London. Employed as Principal Contractor, our initial scope was to deliver the strip-out, asbestos removal and structural demolition of both buildings with a 10,370m² footprint to the top of the basement slab level.

The Fleet Building, a reinforced concrete framed building of seven storeys and a 13 storey tower with a two storey basement, was once a British Telecom switching station used to route call traffic throughout London. A substantial cable-way, vertical shaft and separate lift shaft linking to tunnels beneath the site were present within the existing basement of the Fleet Building. The cable chamber and shafts remained active throughout the demolition operation.

Plumtree Court, a nine-storey reinforced concrete building with a single level basement, formed the parameters of a central courtyard. Three substations remained fully operational within Plumtree Court throughout the life of the contract. A number of protection decks were constructed to maintain safe access and protect the existing substation.

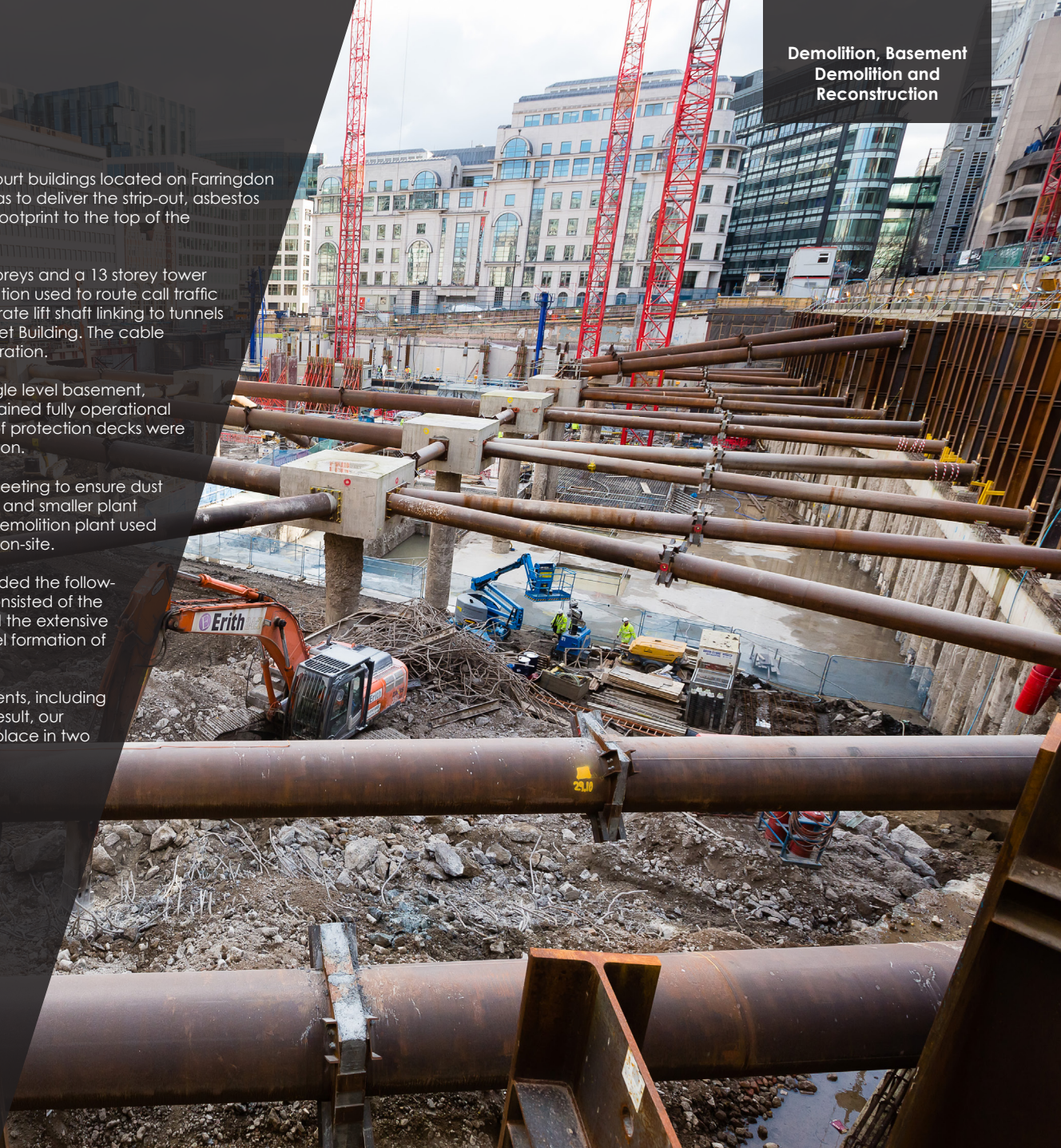
Both structures were encapsulated with flame-retardant monarflex sheeting to ensure dust and noise were enveloped within the fabric of the building. Materials and smaller plant were transported via the use of a 2,000kg goods hoist, with a larger demolition plant used for top-down demolition transported via 2no tower cranes deployed on-site.

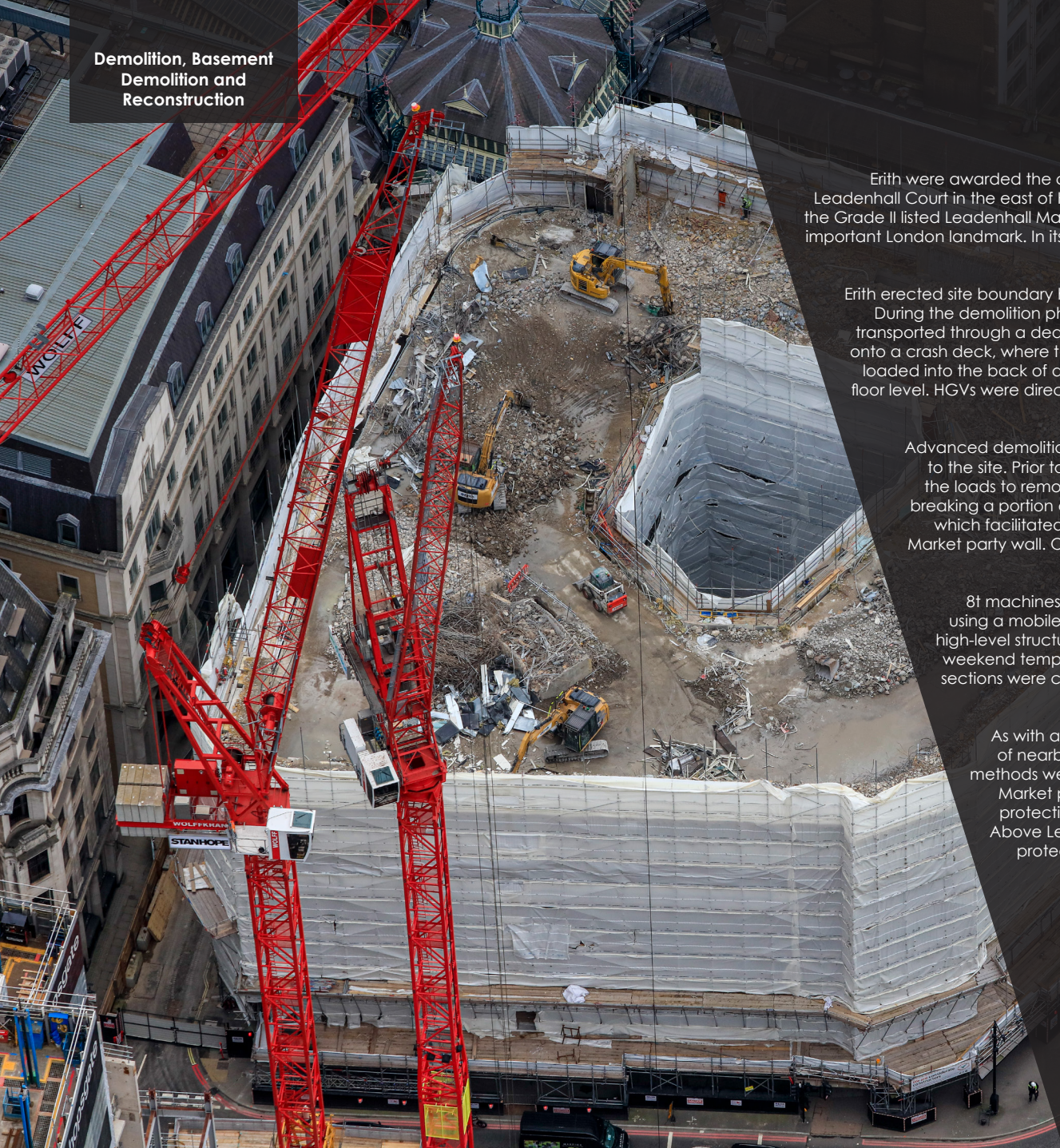
Following on from the successful demolition package, we were awarded the follow-on Phase Three Advanced Works Package. In summary, the works consisted of the demolition and asbestos removal of a further level of the BT shaft and the extensive enabling and temporary works required to undertake a reduced level formation of -2.4m.

The structure's boundary presented the possibility of ancient monuments, including a concrete encased tomb on the west side of Plumtree Court. As a result, our services incorporated an archaeological watching brief which took place in two sections of the site believed to contain archaeological remains.

Demolition, Basement
Demolition and
Reconstruction

Location: Farringdon Street, London EC4





Demolition, Basement
Demolition and
Reconstruction

One Leadenhall

Erith were awarded the contract to demolish a seven-floor commercial office building at One Leadenhall Court in the east of Holborn, London on behalf of Alinea. The site shared a boundary with the Grade II listed Leadenhall Market and Whittington Avenue which served access to this historic and important London landmark. In its place, a 36-storey tower will be erected including over 400,000 sq. ft of office space.

Erith erected site boundary hoardings that were compliant with the local council's specifications.

During the demolition phase, materials were processed at the workplace where possible and transported through a dedicated lift shaft/well hole to the first-floor level. The arisings fell directly onto a crash deck, where they were collected by skid steers. Arisings were then transported and loaded into the back of an eight-wheel rigid back HGVs from above via a well hole at the first-floor level. HGVs were directed back onto Whittington Avenue and Leadenhall Street by the site Banksmen/Traffic Marshals.

Advanced demolition of the façade on Whittington Avenue was required to gain access to the site. Prior to this, a temporary steelwork goal post design was installed to transfer the loads to remove the columns and to support the structure. A BROKK was utilised for breaking a portion of the first-floor slab and the façade facing onto Whittington Avenue, which facilitated HGV access to the site. "A" frames were installed on the Leadenhall Market party wall. Openings within the slabs were broken out to allow the erection of the temporary steelwork.

8t machines with munching attachments were initially hoisted to the highest level using a mobile city crane, enabling demolition to commence for all roof plants and high-level structures. Mobile city cranes were mobilised on Leadenhall Street during a weekend temporary road closure and facilitated demolition of the atrium roof. Steel sections were cut into smaller pieces to allow easier removal from the site. This in turn enabled the erection of a site tower crane at basement level.

As with any scheme, there were constraints along the way with the protection of nearby assets. During the demolition of Leadenhall Court, hand demolition methods were utilised when demolishing the structure away from the Leadenhall Market party wall. The scaffold that was erected for demolition also acted as protection to the retained structure, preventing any damage from our works. Above Leadenhall Market, scaffolding was cantilevered out to provide further protection to the roof of Leadenhall Market and to encapsulate our works.

Location: Holborn, London EC3V

Baker Street

Erith were employed by Derwent London to undertake the soft strip, asbestos removal, demolition, enabling works and capping beam construction to the development known as 19-35 Baker Street, W1U 8EQ, in Westminster.

The site included three independent mixed-use buildings; a 7-storey commercial building on Baker Street, a 4-storey commercial building on George Street, and an end-of-terrace townhouse on Blandford Street. All 3 building types feature a single-level basement and are reinforced concrete frame buildings. Behind these buildings resides a hard surface car park with an access point from Blandford Street.

The site was located west of Baker Street. The site is bounded by Blandford Street to the north, Baker Street to the east, George Street to the south and Gloucester Place to the west. The scope of works to be undertaken on all buildings included the completion of soft-strip and asbestos removal, full demolition including existing foundations to 1m below the proposed raft slab, pile probing and installation of piling mat.

A large element of the works required the installation of several temporary works. In particular, the installation of weatherproofing and party wall restraint measures to facilitate the demolition of 69-71 Blandford Street.

In addition to party wall support, there were a number of back propping, temporary propping, and basement temporary works - this is designed and developed by our inhouse specialist engineering company Swanton Consulting.

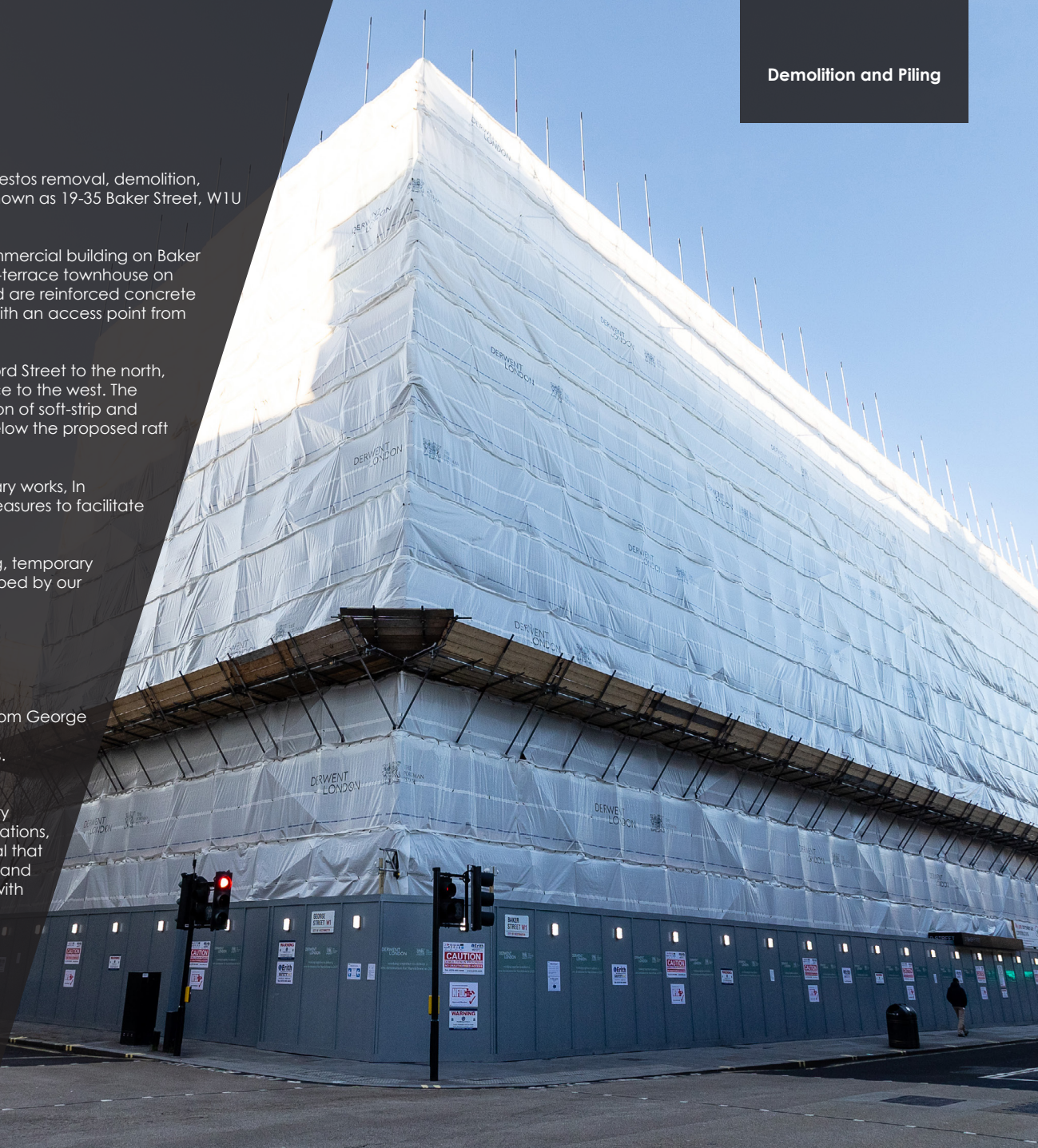
The specific constraints are identified as follows:

- Protection of the public and surrounding neighbours
- Party wall and retained elements.
- Maintaining vehicle access on-site from Blandford Street, and offsite from George Street.
- Early installation of new George Street crossover in time for piling works.
- Access to Gloucester Place lightwell.

Lastly, as part of Erith's drive to sustainability, we proposed to reduce lorry movements in the surrounding area by carrying out onsite crushing operations, the site demolition arisings were then utilised and turned into 6F2 material that can be placed as engineered fill for working platforms. All suitable brick and concrete arisings will be crushed and used to backfill any voids on site, with the surplus arisings transported/recycled offsite.

In addition to the above, all our modern fleet of plant and haulage was powered by HVO fuels, which significantly reduced emissions by circa 75%.

Location: Baker Street, London W1U 8EQ



Carlton House Terrace

Erith were employed by Clivedale to undertake the works at 20 Carlton House Terrace, a complex cut-and-carve project located in the prestigious area of Westminster, populated with high network neighbours including a number of embassies in close proximity.

The site is bound by Carlton House Terrace to the south, Cockspur Court to the east, and Warwick House Street to the north. The western boundary is shared with a residential building which shares a party wall with 20 Carlton House Terrace. Phase 1 of the works comprised of:

- Soft Strip
- Asbestos Removal
- Installation of multiple tower cranes
- Partial Demolition (Cut and Carve)
- Roof removal
- Removal of multiple segments of floor plates
- 8-storey split level reconstructed into 4 new basement levels
- Piling works throughout the basement floor plate
- Temporary works access ramp to relocate live car park

Following the above, phase 2 of the works comprised further demolition to the 4-storey basement area and construction of the new structure, including 3 cores and various floor plates. Site constraints for the project included:

- Party wall and retained elements
- Restricted access to the site
- Embassy parking allocation directly in front of the southern elevation
- Pedestrian access requirements to Cockspur Court
- Vehicle access requirements for Car Park in the basement (also via Cockspur Court)
- Retained structure, live businesses, adjacent residencies, student accommodation and neighbouring offices, adjacent hotels, commercial properties and surrounding building sites (currently a live site directly next door along the eastern boundary on Cockspur Court)

This project was one of extreme logistical constraints due to the requirement of the car park (spread over 8 basement levels) to be kept live and in use during the works. As a result of continuous engagement with the design team including the client and relevant stakeholders, we provided innovative logistical solutions around how we could phase the works to retain as much car parking in use as possible throughout the life of the project.

Due to the nature of the works, we produced and implemented a robust project-specific neighbourhood liaison strategy, this outlined all methods of engagement and liaison with local business group representatives; neighbours in the surrounding area and key stakeholders.

As part of our company's commitment and drive to sustainability, all our modern fleet of plant and haulage is powered by HVO fuels, which means a significant reduction in carbon emissions from the works (circa 75%).

Location: St. James's, London SW1Y 5AN

Olympia

Olympia London, is an exhibition centre, event space and conference centre in West Kensington, in the London Borough of Hammersmith and Fulham, London, England. A range of international trade and consumer exhibitions, conferences and sporting events are staged at the venue.

Erith was employed by Laing O'Rourke in June 2020 to undertake the hard demolition and intervention works to Olympia London. The area is surrounded by a mixture of retail, residential commercial and landmark properties and a high level of pedestrian, cyclist activity and busy London transport terminus in the vicinity.

Constraints identified relating to the proposed works on-site are mainly due to its sensitive urban location and the proximity of nearby structures, residential properties, established urban spaces and existing landmarks on-site. Robust Traffic Management Plans have been implemented and a neighbourhood liaison team are in place to ensure all stakeholders remain satisfied throughout the duration of the works.

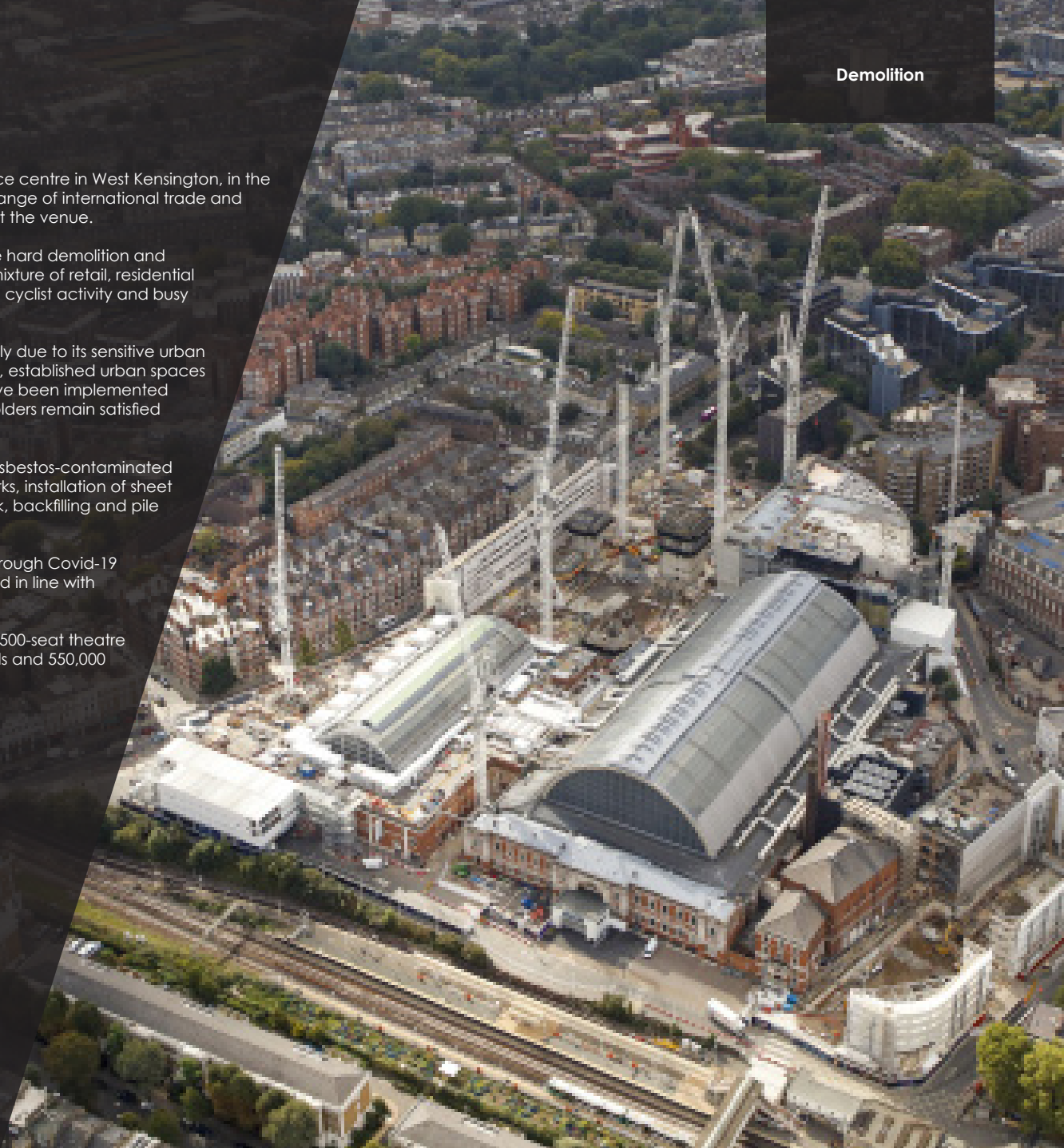
The scope of works for the large scheme include the removal of all asbestos-contaminated material, installation of temporary works for the façade retention works, installation of sheet piles, structural and non-structural interventions, hard demolition work, backfilling and pile probing.

Stringent Covid-19 measures have been put in place including a thorough Covid-19 management plan which is consistently being reviewed and updated in line with government guidelines.

Erith's work is paving the way for a four-screen arthouse cinema, a 1,500-seat theatre and a live music venue as well as restaurants, shops, cafés, two hotels and 550,000 square foot of office space.

Location: Hammersmith, London W14 8UX

Demolition



One Sherwood Street

In April 2019, Erith commenced work at the One Sherwood Street redevelopment, a project to create additional retail space and residential apartments behind London's iconic Piccadilly Lights. Developer Landsec, who has owned the building since 1968, has commenced with the latest chapter in the development of the iconic landmark, to improve the building that is passed by 1.4 million people every year. The Piccadilly Circus advertising platform has been in-situ since 1908, having evolved from its humble beginnings as lightbulb text, through to Neon signage, digital projectors and finally completed its transformation to full LED Screens in 2011. Erith's participation with this project involved the following:

- Establishment of site welfare facilities
- Scaffolding and hoarding
- Structural site investigations
- Tower crane erection
- Asbestos removal
- Soft strip
- Temporary works incl. façade retention, party wall support, underpinning
- Top-down demolition to the basement level
- Basement construction back to the ground floor
- Service protection, disconnections and diversions

Erith required the use of both a Liebherr telescopic crawler crane and a Wolff Luffer Crane to carry out the works. The crane was delivered to the site, offloaded and then tracked to its required location. Due to the size of the crane, the lorry entered London under a plant movement order and was subject to a section 61 notice due to early morning movements being unavoidable. The tower crane was erected on-site and on the Denham Street ground floor slab, which was back-propped to take the weight of the crane and associated outrigger loads. Due to the extensive and complex nature of the works, several temporary works items were required to facilitate the scope, including:

- Façade retention to Piccadilly Lights and 20 Denman Street
- Party wall support
- Underpinning
- Top-down construction for design development of basement
- Review of construction of existing structures
- Value engineering proposals including removal of 19 & 20 Denman Street buildings and potentially increasing basement depth to 19 Denman Street.

Due to the mixed nature of construction within the Sherwood Street development, Erith was required to safeguard the following businesses:

- Jamie's Italian Restaurant
- Jewel Bar (Façade retention)
- GAP
- Boots
- Barclays

In addition to this, the iconic Piccadilly Lights advertising board were to remain in operation throughout the works. As the development was focussed around the Piccadilly Lights and contained the above-mentioned businesses, a robust M&E Plan was in place for the Sherwood Street project. Intensive desktop studies and evolutionary works plans were carried out to ensure that any required service diversions, isolations and relocations were carried out with minimum disruption to any stakeholders, and ensuring the iconic billboard remained live and lit at all times.

Location: Piccadilly, London W1F 7BL

Holborn Viaduct

Erith are employed by Royal London Asset Management Ltd to undertake the demolition and enabling works to facilitate the redevelopment of Holborn Viaduct. The site is located in the City of London. The north elevation is adjacent to the Holborn Viaduct, while the west elevation is bound by Farringdon Road. The northwest corner of the site abuts the south-eastern Grade II listed Gatehouse to Holborn Viaduct. The gatehouse contains a publicly accessible staircase, while the east of the site is bounded by existing occupied office buildings.

The main constraints relating to this project are due to the sensitive urban location and the proximity of nearby structures, including residential/commercial properties and adjacent construction operations. The specific constraints identified include:

- Grade II listed Gatehouse Holborn Viaduct
- High pedestrian footfall of Holborn Viaduct & Farringdon Road
- Proximity of adjoining properties and residents
- Traffic logistics, pedestrian volumes, and neighbouring deliveries
- Adjacent residencies, offices, commercial premises, and building sites
- Neighbouring retaining wall
- Thameslink tunnels beneath City Thameslink

The scope of works consists of the following:

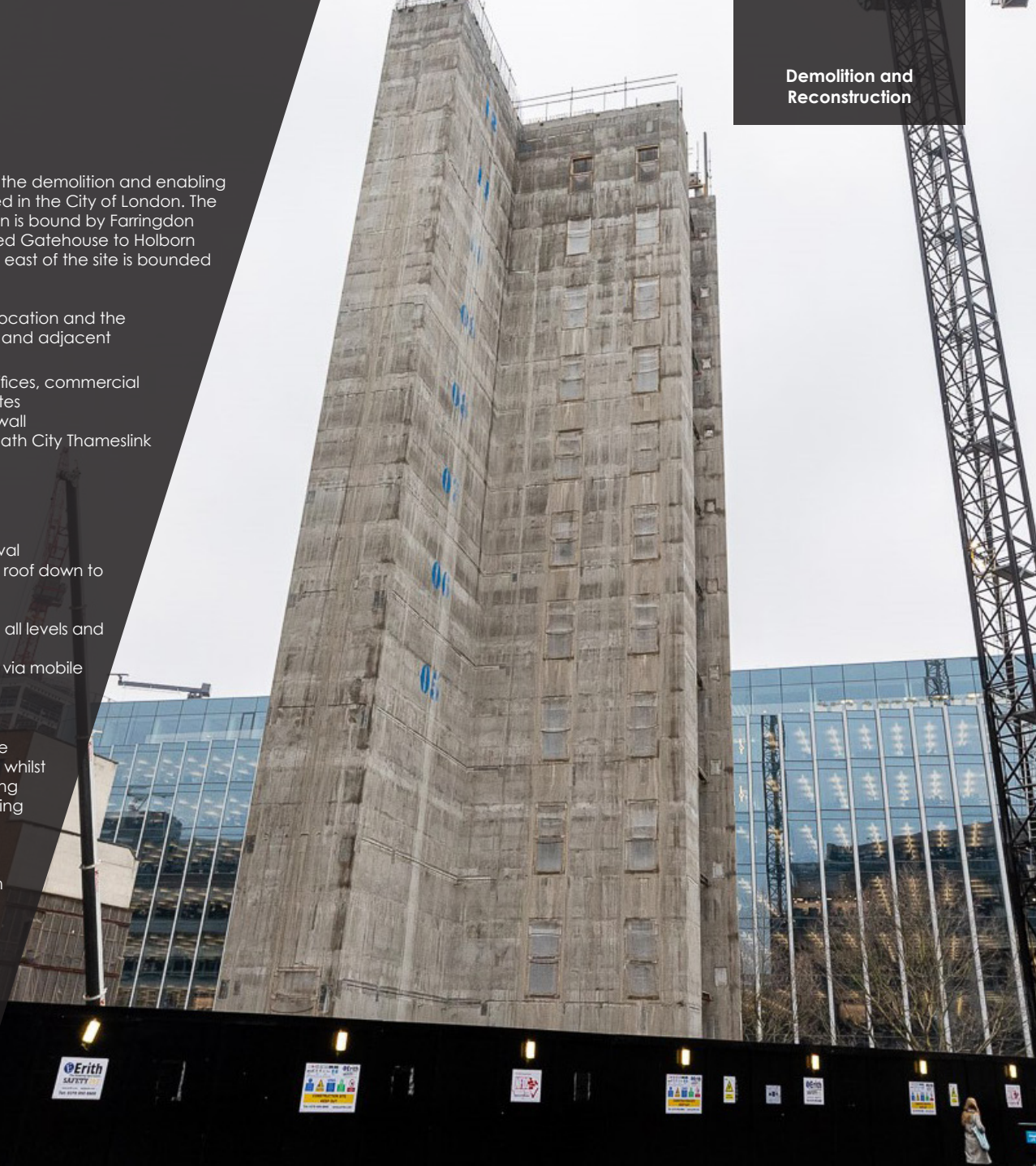
- Pre-Demolition Services - including 3rd party agreements and licences
- Site establishment including welfare and hoarding
- Construction of scaffold protection decks as required
- Full scaffold erection to encapsulate the works
- Attendances for Exploratory Investigations
- Careful façade stone removal
- Top-down demolition of the roof down to the ground floor
- Demolition down to GF slab
- Full monarflex installation on all levels and elevations of the scaffold
- Machines lifted to roof level via mobile crane

Throughout the duration of the works, noise, dust, and vibration controls are implemented in order to mitigate any nuisances and safeguard the public whilst works continue. As part of the early works, ECL are also currently undertaking a number of trial pits / archaeological investigations involving MOLA. Working around Heritage/ Listed Buildings Erith have extensive experience and understands the requirements of retaining and protecting listed buildings. Two listed buildings, Gresham Gatehouse, and City Temple Church, are in and around the Holborn Viaduct project. These buildings have been taken into consideration when carrying out works, and we will ensure continuous liaison with Heritage London, City of London, and concerned parties, to ensure full understanding and care taken.

During the works at Holborn Viaduct, we've worked alongside our in-house structural engineers, Swanton Consulting, enabling us to provide detailed and cost-effective solutions for all temporary works involved.

Location: Holborn Viaduct, London EC1A 2AT

Demolition and
Reconstruction



One Stonecutter Court

Erith were awarded the full demolition of 1 Stonecutter Court including 81 Farringdon Street, London, EC4A 4TR. The site is situated at the junctions of Stonecutter Street and Farringdon Street, and Stonecutter Street and Bride Street, within the City of London.

The existing buildings consist of 8 floors with additional roof and 2 basement levels to No. 1 Stonecutter Court, and 5 floors with additional roof and 1 basement level to No. 81 Farringdon Street.

The site shares a boundary with the Grade II listed Hoop and Grapes Public House which is situated at 80 Farringdon Street. The scope of works is as follows:

- Pre-Demolition Services
 - Site establishment including welfare and hoarding.
 - Survey; services, asbestos, intrusive structure surveys.
 - Installation of temporary electrics and services.
- Soft Strip of 1 Stonecutter Court and 81 Farringdon Street Erection of on-site Tower Crane
 - Undertake pre-enabling in both buildings to enable temporary works installation.
- Install temporary restraint temporary works on both sides of the Hoop and Grapes public house.
- Demolish both buildings including basement slab demolition and associated temporary works at B1 and B2.
 - Courtyard Landscape demolition.
- Expose existing piles and test them for future reuse.

The main restraints relating to the works on site are mainly due to its sensitive urban location and the proximity of nearby structures, residential properties and established urban spaces. The Hoop and Grapes Public House is a grade II listed building and Erith are to install temporary works to retain the building.

Specific constraints that are identified are as follows:

- Proximity of adjoining high-profile properties, residents and pedestrian access.
 - Working adjacent to the new Goldman Sachs headquarters.
 - Maintaining vehicle access to the site from Stonecutter Street.
 - Traffic logistics, pedestrian volumes and neighbouring deliveries.
 - Noise, dust and vibration controls.
- Interfacing and sequencing works with other high-profile projects in the surrounding area.
 - Live VKPN substation.
 - Santander bikes.

Space House

Erith were employed by Seaforth Land in June 2020, to undertake the soft strip and demolition works of Space House, located on Kemble Street in London. The works would enable the refurbishment and extension of Space House, providing high-quality office space with modern flexible retail space at the ground floor level as well as improved public realm.

This grade II listed building is situated within the London Borough of Camden and is surrounded by a mixture of retail, residential, commercial and landmark properties, a high level of pedestrian traffic and busy London underground infrastructure in the vicinity.

With the site being well-located in transport terms, a number of London Underground Stations are situated within walking distance. The site is also adjacent to highly popular attractions such as the Royal Opera House and the Peacock Theatre. Erith recognised that there will be elevated volumes of vehicular, cyclist and pedestrian movements in the area at peak times and therefore deliveries and removal of demolition arisings will need to be planned and marshalled accordingly.

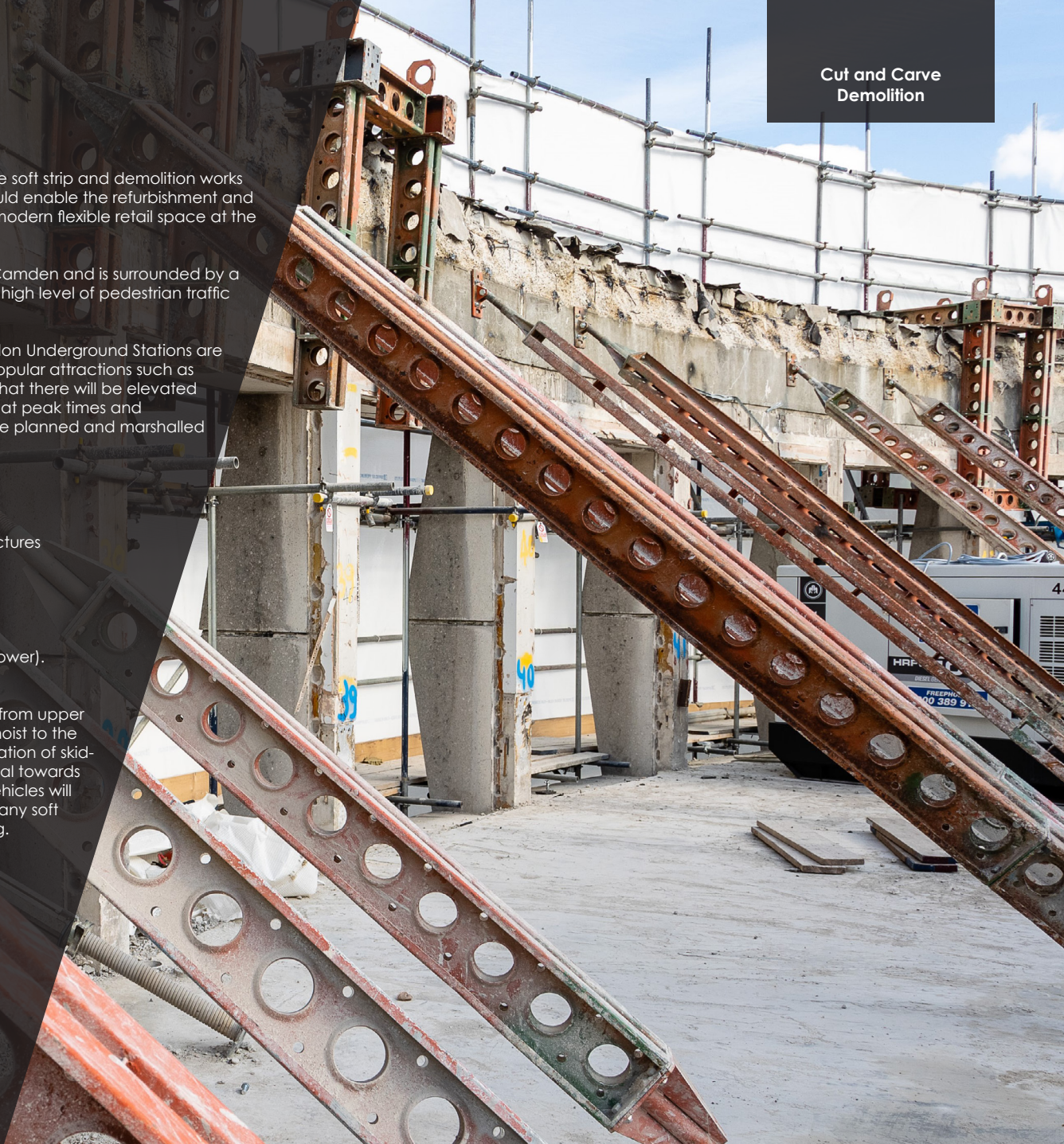
The full scope of works included:

- Asbestos Removal works.
- Soft strip of all remaining non-structural items site-wide to both structures
- Removal of all windows and glazing.
- Erection of Tower Crane
- Temporary Works installation to Precast façade panels
- Removal of Precast façade panels.
- Temporary Works to basement retaining walls
- Structural opening up works to the basement (One Kimble Street Tower).
- Ground Floor demolition works to Kingsway House.

Erith proposed to remove soft-strip, asbestos and demolition arisings from upper levels by utilising the lift shafts for both structures at Space House, a hoist to the tower and scaffold-boarded chutes to Kingsway Building. A combination of skid-steer loaders and waste skips will be utilised then to move the material towards the loading areas where HGVs will get loaded. Once loaded, the vehicles will be directed by traffic marshals back into traffic where they will take any soft strip and demolition arisings to a transfer station for further processing.

Location: Kemble Street, London WC2B 4AN

Cut and Carve
Demolition



Stockley House

Also known as the Victoria Gardens Development, Stockley House was a mixed-use development in Victoria, London. The site was located on Wilton Road, with Bridge Place to the South, and Hudson's Place to the West.

One of the most challenging projects we undertook, Stockley House's main constraints were due to the site being in a busy destination and included:

- Adjacent to Victoria Station
- Direct interface with Network Rail and Victoria Station
 - Landlocked by TFL red routes and bus stands
- Wilton Road is a TFL red route for buses and taxis only, with several bus stops
 - Bus stands outside Stockley House
 - Taxi Rank on the opposite side of Wilton Road
- Dual carriageway passing under the first-floor atrium
- Thousands of pedestrians walking along the footpath underneath the cantilevered first floor on Wilton Road
- Party wall and shared lightwell with 129 Wilton and 4 Bridge Place, comprising both commercial and residential properties
- Busy Apollo Theatre on the opposite side of the road
 - Weight restrictions in place on Bridge Place
 - Two large hotels within a 50m radius of the site

The scope of works consisted of the following:

- Scaffold erection
- Hoarding erection
- Mobile Crane lifts
- Demolition of 4no post-tensioned concrete beams, spanning 28m at the first floor
- Demolition of external double-height columns on the footpath of Wilton Road and Bridge Place carriageway

Location: Wilton Rd, Pimlico, London SW1V 1LQ

Portland House

We were employed by Landsec to undertake the complex cut and carve demolition and enabling works to facilitate the extension and refurbishment of Portland House. Situated less than a minutes' walk from Victoria Station, and recently renamed as Thirty High, the project aims transform the London landmark into a sustainable office-led destination with a refurbished façade, double height reception and panoramic views from the extended 29th and 30th floor restaurant and terrace.

Built in the 1960's, the brutalist 29 storey-tower is located just south of St James' Park with views overlooking Buckingham Palace and surrounded by a mixture of retail, residential, commercial, and landmark properties with high cyclist activity and elevated pedestrian footfall due to the London transport terminus in the vicinity. Liaison with LUL, TfL, local neighbours and stakeholders was vital to the success of the project.

During the PCSA period, Erith carried out structural investigations to inform the design and developed methodologies working collaboratively with Landsec, the design team and other trade contractors. Works commenced with asbestos removal, full internal soft strip, removal of 14 lifts and running gear and reduced headroom piling to allow installation of a 112m high tower crane. Structural strengthening was required to enable the installation of the impressive external façade scaffold cantilevered out from level three of the building due to the glass canopy at the lower levels.

All windows and frames were removed, followed by demolition of the precast façade to allow for the installation of new curtain walling. Shot blasting and repairs were carried out to the façade before application of new Sika coatings and decorative mastics to all elevations.

At roof level, machine and robotic demolition was carried out to the roof crown in readiness for the construction of the new steel frame and plant rooms that will provide new public amenity and restaurant space whilst at basement level, works included the demolition of ground floor and basement structures and below ground drainage and civils works allowing for the new two storey extension on Bressenden Place. Reinforced concrete works were carried out throughout the 100m structure including construction of the new RC core with slabs to roof level, new slab structures at ground level, various slab infills throughout and the construction of new stairwells.

On completion, the remodelled and refurbished building will improve the public realm around Bressenden Place, providing high-quality workspace with excellent sustainability credentials vastly improving the building's energy performance with all-electric renewable energy heating and cooling systems and urban greening improving the biodiversity and air-quality in the local area.

Location: Westminster, London SW1E 5RS



Whiteley's Shopping Centre

In 1863, William Whiteley opened his first goods store with a vision of providing a shopping destination where almost anything could be bought. By 1890, Whiteley employed over 6,000 staff. Succeeded by his two sons, in 1925 the Whiteley's Shopping Centre in Bayswater was constructed, complete with its iconic domed ceilings and colonnaded façade. The building was designated a Grade II listed building in 1970.

The Whiteley's development rejuvenated the shopping centre and its surroundings by providing new restaurants, retail space, accommodation, and a new hotel. The new facilities, tied together by an open air courtyard, were to be accessed through the historic Whiteley's entrance. Upon completion, over 100 new homes would be created, as well as improved parking access, gym and cinema facilities and over 50 hotel rooms.

We commenced works on-site in January 2019. Since then, we have made significant progress and completed the demolition work successfully.

Trees around the Whiteley's building had to be carefully removed from the site by a specialist contractor to allow access to the structure for plant and equipment. The removed trees were returned to the site when the development reached its conclusion. Multiple soft-strip teams carried out the removal of third-party assets which were left in the shopping centre.

Materials were processed on-site for recycling and hauling to our waste management facility. A key activity to complete early in the works was the demolition of the rear car park, allowing a greater footprint for material storage, processing and plant movement.

Installation of temporary works was carried out to protect the façade of the shopping centre, as well as titan props to ensure the structural stability of floors for when the excavator was used during the top-down demolition.

One of the main challenges of this project was the protection and removal of the iconic features of the building. Erith successfully removed the windows from the Queensway and Porchester Gardens façade, the roof domes and the famous spiral staircase. These have been safely removed from the site and will be kept and reinstated as key features of the new development. Additionally, all stonework removed to enable the demolition works were individually numbered and stored off-site. The main demolition of the shopping centre commenced later in the year and involved the top-down demolition of the internal structure to ground level. Following this, the basement excavation and piling works were carried out before handing the site over to the Main Contractor for the next phase of the redevelopment.

Erith engaged with a local school, Hallfield Primary School, donating funds to help support new facilities. Erith hosted an art competition, with the children painting pictures of local landmarks and places of significance with a selection of winners having their artwork displayed on the perimeter of our site hoarding.

Tribeca

Erith were employed by Reef Group to undertake the demolition works of Tribeca Plot B&C at 2-6 Pancras Way in Camden. On completion the development will become London's largest purpose-built life science campus.

The site, occupied by an office at Plot C and a data centre at Plot B was known as "The Ugly Brown Building" and was surrounded by a mixture of retail, residential, and commercial properties with a high level of pedestrian activity, and an extremely busy London transport hub, Kings Cross Station, within the vicinity.

Our works included the strip out and demolition of the Plot B&C structures down to and including the ground floor slab and pile caps. We were also instructed to salvage structural steel arising from the demolition of the ground floor mezzanine for reuse to erect the new platform building for the proposed Tribeca development. Prior to removal, all steelwork was tabulated and assessed with a detailed survey carried out to confirm which steel would be reused. The main constraints for this project were due to the site being in a busy destination including high pedestrian volumes and adjacent residencies, offices, hospital and commercial premises. Works were carried out adjacent to Regent's Canal which required liaison with the Canal and River Trust and the preparation of specialist RAMS in order to obtain necessary licenses and permissions. Liaison with UKPN was required to enable to protection and retention of UKPN substations.

The scope of works consisted of the following:

- Pre-demolition services
- Site establishment including welfare and hoarding
- Services investigation works and validations
- Mechanical and electrical surveys
- Installation of temporary electrics and services
- Scaffold erection
- Scaffold screening protection at the canal elevation
- Drainage installation
- Installation of pads for a temporary substation
- Temporary works to facilitate the demolition works
- Weather protection and weatherproofing of exposed structures
- Closure of door openings on the second and third floors
- Soft strip of all remaining non-structural items of Plot B&C
- Service disconnections
- Hard demolition works
- Steel salvage within Plot C
- Piling mat installation and compaction

Location: St Pancras Way, London NW1 0PB



40 Broadway

Erith were employed by Telson Capital to undertake all works associated with demolition and underpinning at 40 Broadway and 13-15 Carteret Street, within the London Borough of Westminster. The initial phase of works comprised of the soft strip, asbestos removal, underpinning and demolition to the ground floor level. The site is bound by Carteret Street to the East and Broadway to the South. The north site boundary is abutted by numerous residential properties, while the west elevation abuts commercial properties. Scope of works consisted of the following activities: • Site establishment, including welfare and hoarding, • Mechanical and electrical surveys, • Asbestos surveys, • Installation of temporary electrics and services, • Utilities terminations within the site boundary, • Scaffold erection to encapsulate works where required, • Soft strip and asbestos removal, • Demolition of all structures to ground floor level including 40 Broadway, 1-11 and 13-15 Carteret Street, • Underpinning to East/South/West elevations

Following completion of these works the site was handed over to the follow-on contractor, however we were then re-employed to take over the package of works which included:

- Remedial works to site after taking over from the previous contractor
- Cropping of existing pile caps
- Bulk excavation of material and haulage off site
- Installation of temporary works to facilitate the bulk excavation and basement works
- RC works including basement box and core structure
- Below ground drainage installation

The site had numerous complexities including proximity to a Grade I listed building, London Underground infrastructure, and party wall agreements required to facilitate the demolition works (5-7 Queen Anne's Gate, 15 Queen Anne's Gate & 50 Broadway). This required special collaboration with all stakeholders to provide the most beneficial temporary works solutions.

To enable this, we delegated a specific community liaison officer who led all neighbourly relations for the duration of the works. In addition, the team worked pro-actively to ensure all relevant information was issued in a timely manner to ensure that party wall agreements were in place prior to works commencing at each party wall zone. Constraints of the site were identified as follows:

- Broadway with associated high pedestrian footfall
- St James Underground station in close proximity to London underground tunnels near the southern elevation.
- Adjacent properties with shared party wall to the northern boundary and party wall to the western boundary.
- Grade 1 listed party wall at the northern boundary (Queen Anne's Gate) including mosaic protection

In addition to the above, the existing fire escape for 50 Broadway was within close proximity to the demolition areas (both adjacent ground floor slab and section of wall between basement and ground floor). The installation of robust protection in this area was a key element of the demolition works. In order to maintain access to this fire escape and to ensure protection for members of the public using the fire escape route, we installed a scaffold protection tunnel. All temporary propping, party wall restraint measures and the proposed scaffold tunnel were designed and developed by Swanton Consulting, our specialist in-house engineers.

Location: Broadway, London SW1H 0BU

Panther House

Erith were employed by Dukelease to carry out the enabling works package at Panther House, comprising of several buildings located on Grays Inn Road and Mount Pleasant within the Holborn area of Camden.

Following partial demolition of existing Panther House and Brain Yard buildings, the redevelopment will consist of a mix of apartments, workplace and retail space retaining the majority of the existing fabric to preserve its historic character behind the façade from existing 160 - 164 Gray's Inn Road. Our scope of works across the site comprised of the following:

- Asbestos R&D Survey
- Asbestos Removal
- Isolation of all incoming services
- Soft Strip

Gray's Inn Road

- Complete demolition of 156 Grays Inn Road
- Demolition with façade retention to the two end flank walls of Brain Yard Tram Shed
- Demolition with façade retention to 160 - 164 Grays Inn Road
- Partial demolition with cut and curve to Panther House, façade retention to all external walls, demolition of the roof, internal walls and floors down to basement level
- Installation of a secant pile wall as well as permanent and temporary bearing piles with plunge steels to accommodate temporary works
- Both CFA and mini pile rigs were employed to carry this out in the new and existing basements respectively
- Construction of a logistic slab integrating the permanent works with the dual purpose of servicing the project and providing temporary support for the Secant pile wall for basement construction
- Reduced dig with an archaeological watching brief to Grays Inn Road
- During a trial pit investigation remains of 17th Alms Houses were found and resulted in a full watching brief and assisted excavation to survey and record the full extent of the remains.
- Underpinning was carried out to the other three sides of the basement consisting of neighbouring party walls, tram shed boundary walls, and the western wall of the retained Panther house building.
- Single storey Basement slab and liner wall
- Below ground drainage and pump stations
- Six-storey RC frame with stair and lift core
- Precast concrete stairs

Panther's House

- Construction of new permanent substation within the existing basement to enable demolition works to Panther House building including coordination of 3rd party electrical supplier
- Installation of mini piles to support temporary works within the existing building including enabling works to facilitate routes and setup
- Cut and carve, demolition and saw cutting to masonry walls
- Design and development to elements of permanent steel frame including innovative sequencing of install to reduce the requirement of temporary works steel. This offers efficiency to the follow on works in reducing infill works and working around frames
- Below ground drainage and pump stations including repair of existing outfalls and heading for new connection into Thames Water sewer
- Installation of hydraulic jacking frame as support of building to allow underpin construction adjacent to tower crane and core pile caps
- Development of waterproofing design to existing and new basement including interfaces
- Implementation and install of the design up to sensible scope delineation
- Construction of RC slabs and interface with existing at lower ground floor level
- Detailing and construction of the permanent steel frame up to ground floor level
- Install of permanent steel deck and concrete to ground floor slab

Location: Mount Pleasant, London WC1X 0AG

Demolition, Basement
and Frame Construction

London Campus

Erith were awarded the demolition, strip out and associated works at the former Financial Times Building, also known as London Campus 03 (LC03). The site was located in the London Borough of Southwark.

The existing structure was constructed during the late 1980s and occupies a prominent position on The Thames Path immediately adjacent to Southwark Bridge. The site was bounded by Park Street to the South; Southwark Bridge Road to the East; the Thames Path and River Thames to the North. The project comprised the demolition and enabling works to the existing Financial Times Building followed by piling to external elevations and substructure/drainage works. Below is a summary of the first phase of the project:

- Site Establishment
- Scaffold Erection
- Scaffold crash deck to east elevation for demolition
 - Demolition of 2-storey extension
- Demolition to roof area & removal of roof screens
- Demolition/form structural openings to all floor levels
 - Removal of external cladding
- Strike and clear scaffold (leaving external handrail to building perimeter)

Phase 2 works consisted of:

- Installation of a piling mat
 - Mobilisation of piling rig
 - Demobilisation of piling rig
- Installation of pile caps/ground beams
 - Installation of drainage
 - Strike and clear the site

The majority of constraints related to the works on site were mainly due to its sensitive urban location and the proximity of nearby structures and residential properties. In addition to the site being surrounded by commercial and residential properties, it is also located near several highly popular tourist attractions located on the Thames Path.

150 Aldersgate

Erith were employed by Beltane Asset Management to undertake the Soft Strip, Temporary Works and Demolition Work at 150 Aldersgate Street. Aldersgate Street is located within the City of London and 150 Aldersgate Street is situated between the Barbican Estate to the east and Smithfield to the west. To the south is the Museum of London and located to the north, the Barbican Tube Station is a short distance away. The site also includes 3-4 Bartholomew Place (A currently cleared site) located within the Smithfield Conservation Area.

The site was comprised of the existing 150 Aldersgate Street Building, built in the 1980s, which was situated within the City of London and consisted of office space on seven storeys. The building has a masonry exterior with steel columns and beams and composite decking internally. There was also a basement level semi-below ground. The seventh floor was largely occupied by the plant room and was mostly open-air.

Erith were contracted to carry out the following scope of works:

- Structural investigation works
- Geotechnical investigation works
- Asbestos removal
- A full soft strip of the existing building
- Strip out and removal of all roof plant with the use of a mobile crane
- Demolition of top levels, roof and level 7
- Removal of cladding to the front and rear of the building
- Demolition of floors to rear of the building ground to level 5
- Demolition of the loading bay and staircase along with part of the ground floor slab.

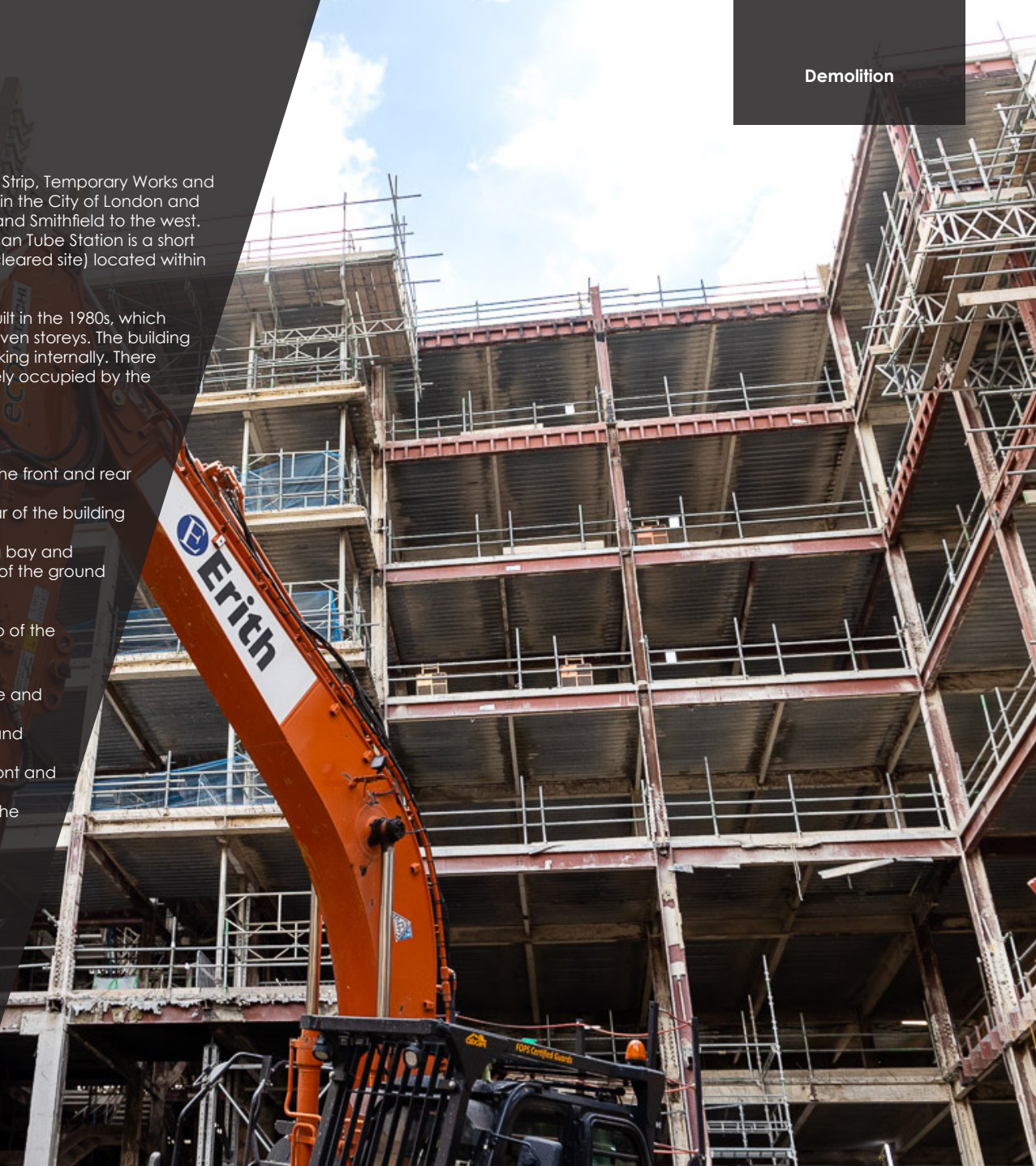
The scope of works consists of two sections. Section one included a full strip of the existing building. Section 2 included the following demolition works:

- Demolition of the loading bay and staircase along with part of the ground floor slab.
- Demolition of the concrete ramp to the rear of the building
- Creation of a new opening in the internal floorplate
- Removal and disposal of all material from the site
- Demolition of the roof structure and removal of all plant
- Demolition of top levels, roof and level 7
- Removal of cladding to the front and rear of the building
- Demolition of floors to rear of the building ground to level 5

We were aware of the challenges and constraints that access and egress into the site presented. The safety of neighbouring parties and the general public was paramount, therefore the site required hoarding and access gates on Cloth Street to the rear. Erith also employed traffic marshalls to provide safe access to and egress from the site.

Erith were awarded the project as a result of exemplary workmanship on a previous Beltane Scheme (Millennium Bridge House). All works were completed on time and on budget to the client's satisfaction.

Location: Aldersgate Street, London EC1A 4AB



Fielden House

Erith was employed by Sellar Property (London) to carry out the demolition of Fielden House, a 1950's office building situated near London Bridge, less than 200ft from London Bridge Station and in extremely close proximity to the Shard. Demolition works paved the way for a new 180,000 sq ft, 26 storey luxury residential block designed by Shard architect Renzo Piano.

The scope of works included:

- Pile probing to pile locations
- Installation of pile mat
- Weatherproofing to the exposed party wall
- Temporary works
- Archaeological attendance
- Drain down, purge and isolation of mechanical and electrical plant
- Asbestos removal, soft strip and top-down demolition
- Break out of ground bearing slabs and grubbing of below slab obstructions

Due to the number of sensitive receptors posed by the location of the project mitigation measures included installation of monarflex sheeting to the structure, the use of traffic marshals and traffic management plans, intricate demolition techniques utilising mini machines hoisted to the highest level to work in a sequential top-down controlled fashion, working from the plant room to formation level.

The Museum of London Archaeology advised that the ground below the existing buildings was a 17th-century burial ground used by Guys Hospital and there could be up to 1,000 bodies buried within the site grounds. We were advised that many of the bodies were donated to Guys Hospital for research by poor relatives of the dead who could not afford funerals.

On completion of the demolition phase of works, we were then contracted to undertake the basement construction works consisting of a bulk dig and excavation, piling installation, temporary works and removal of asbestos in soils. A new one storey basement was constructed using a hybrid top-down bottom-up approach after detailed hazard risk analysis and early contractual engagement with stakeholders resulting in an accelerated bulk dig.

4 - 6 Stanhope Gate

Erith was employed by Clivedale Ventures to undertake the demolition of 4-6 Stanhope Gate, paving the way for the new Mayfair Park Residences.

The site encompassed a collection of office buildings, a bank located within the Mayfair conservation area, as well as two 17th century Georgian façades that were to be retained and closely monitored throughout the duration of the works. Furthermore, the site sat adjacent to the luxury 5 star hotel; 45 Park Lane, part of the exclusive Dorchester Collection. Due to the sensitive and elegant nature of the location, noise, dust and vibration controls were implemented to mitigate the potential for any nuisances caused by work activities.

The works undertaken included asbestos removal, soft strip, temporary works design for retaining the two façades, engineering assessments of pile settlements and building uplifts for the purpose of pile design, stonework salvage and structural demolition using a top-demolition method.

The asbestos removal phase of works involved the removal of amosite and crocidolite to beams. An initial bulk strip was then followed by a fine clean/quill to deliver the steelwork to an acceptably clean standard, this process took circa 6 months.

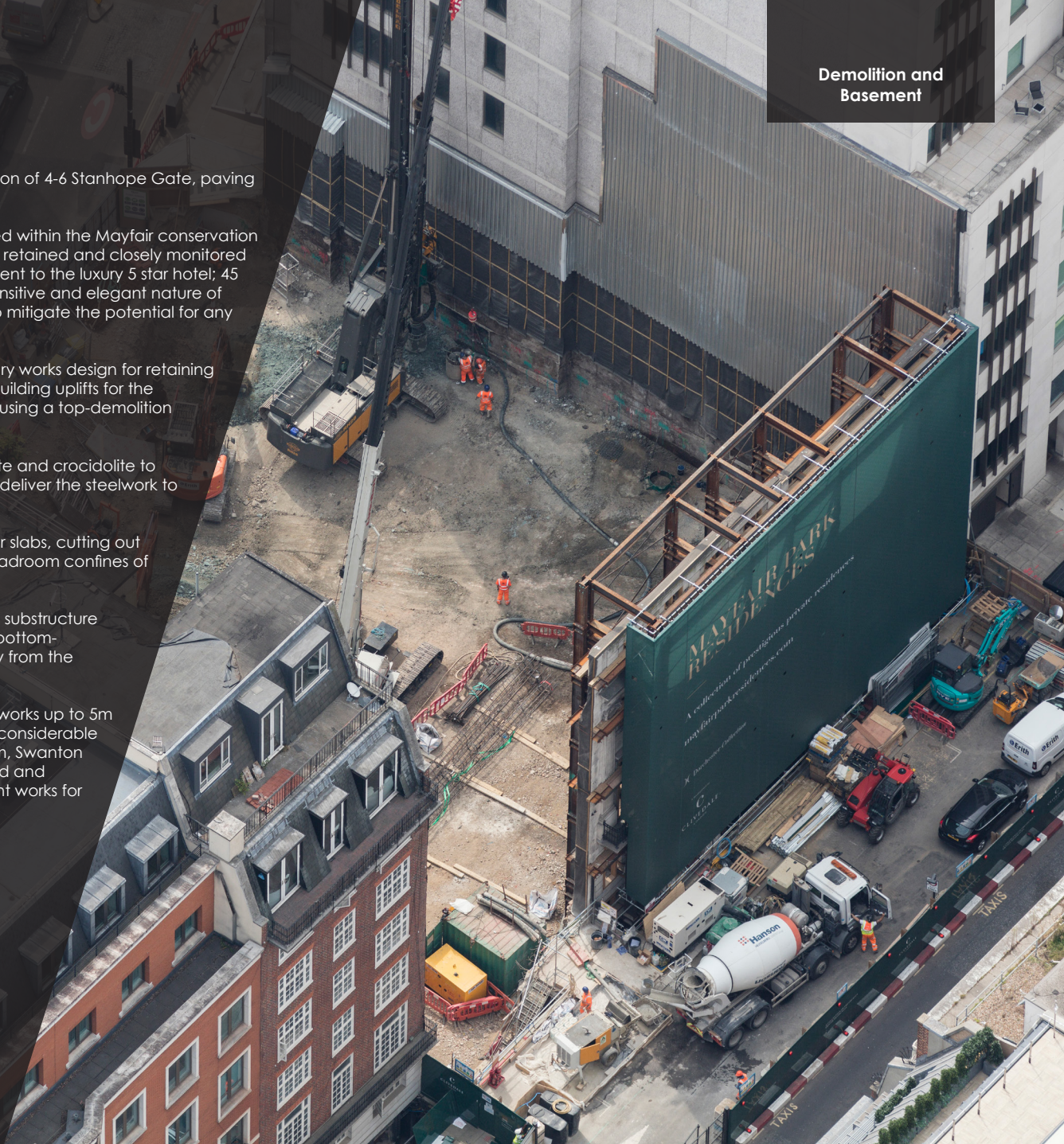
Piling works incorporated systematic coring, propping of ground floor slabs, cutting out basement slabs and then piling from the ground floor level within headroom confines of 3.5m. Piles were 600mm in diameter to a depth of 28 meters.

Upon successful completion of the work the client awarded Erith the substructure phase of works comprising of a hybrid, approach of top-down and bottom-up construction of a four storey basement which followed seamlessly from the demolition phase.

The works consisted of a significant amount of large diameter piling works up to 5m in depth and the careful integration of the grade II listed façade. A considerable amount of temporary works designed by Erith's in-house design team, Swanton Consulting, included 50 separate temporary works designs integrated and managed to ensure the successful completion of the final permanent works for the client.

Demolition and
Basement

Location: Mayfair, London W1K 1AF



Seal House

Erith was employed by Middle Cap Real Estate to undertake the works associated with the demolition of Seal House. The site is located in the City of London with the southern elevation adjacent to the Thames Path and River Thames.

The works comprised soft strip, asbestos removal and demolition of the superstructure. During the course of the project, special consideration was made for all associated interface linked to the Grade II* listed Fishmongers Hall and courtyard on the eastern boundary of the site.

The full scope of work consisted of:

- Pre-demolition services
- Site establishment including welfare and hoarding
- Providing attendance to third parties and sub-contractors as required
 - Attendances for exploratory investigations
- Installation of temporary electrics and services
 - Utilities terminations back to site boundary
- Full scaffold erection to encapsulate the works
- Full monarflex installation on all levels and elevations of scaffold
- Preparation of lift shaft/ well holes using ranch boards to transport arisings to designated loading area at first/ ground floor level
 - Protection/ weather proofing to UKPN assets
 - Machines lifted to roof level via mobile crane
- Top down demolition of roof down to ground floor slab
 - Import crushed fill material and install as necessary
- Pile enabling and piling works
 - Sewer lining works
- Bulk excavation including archaeological investigations

As part of the early works period, we undertook a number of trial pits/ archaeological investigations. Given the location of the site demise and from information collated by MOLA and English Heritage from previous investigations in the locality, there were numerous elements of archaeological interest - in particular the Roman wall that was likely to be encountered to the north of site.

The scope of works also included the removal and safe storage of heritage items including crests on the building's facade, the statue, bell and plaque from the courtyard.

Health and Safety

Erith's ethos on Health and Safety is embodied through our SAFETY 24:7 culture, which is underpinned by our Seven Steps to Safety behavioural campaign. The seven steps campaign looks at the holistic elements of going to work and the expectations of the business and the workforce along that pathway, to ensure a safe workplace is created and a healthy workforce is maintained. Through workforce consultation we have identified and implemented the steps required to complete each activity safely and created accountabilities and reporting networks to ensure there is a constant feedback loop on performance.

Erith is proud of being a learning business, embracing a learning culture allows us to grow and develop to ensure we continually adapt to the challenges faced by our people when undertaking works on our behalf. Experiences gained from projects, working with our supply chain and feedback from our workforce helps us drive improvements both locally and across the group to ensure the SHEQ function is constantly tested and reviewed to ensure we meet our own expectations and performance indicators.

Our internal SHEQ department supports the business through providing a solution-based approach to the challenges faced when operating in high-risk environments. Having in-house SHEQ professionals ensures our project delivery teams can access support and advice as required. The SHEQ team ensures our projects are delivered to exacting standards through their compliance monitoring regime, help to embed the safety culture, the business operating protocols (as accredited to ISO9001, 14001 and 45001) and deliver regular safety updates on industry wide and Erith performance. Encompassed within this is support from our OHP, who deliver focused health and well-being briefings, provide drop-in clinics and support well-being awareness days.





Environment and Sustainability

We are committed to providing sustainable options to all our clients, through end-to-end engagement we aim to ensure sustainability is optimised on all our projects. Creating a workplace that is open to be challenged empowers our staff to seek alternative ways of working and develop new partnerships that drive innovation towards a more sustainable future.

We understand that carbon reduction is a key driver to help deliver climate change action. As a business we have developed an ambitious carbon reduction roadmap that has established our key milestones on our journey to Net Zero.

Our commitment to de-carbonisation has seen us:

- » Increase the number of EV and hybrid vehicles in our fleet by 100% since 2021
- » Reduce total annual CO2 emissions from our vehicle fleet by 20.4%
- » Install charging points at sites and offices across the UK
- » Achieve 96% of mains supply to offices from sustainable sources
- » Utilise alternative fuel sources for plant and machinery
- » Adopt new technologies to remove reliance on fossil fuel to power site offices
- » Challenge behaviours to promote more sustainable ways of working

We understand our responsibilities go beyond climate change. Our works inevitably lead to waste creation, the use of raw materials, consumption of natural resources and various emissions. By understanding these impacts and utilising the "source-path-receptor" model for assessment, we have been actively challenging what is possible whilst continuing to deliver class leading enabling solutions. Through positive interventions and initiatives across all our business we have:

- » Achieved a 99% recycling rate for demolition and construction materials (excluding hazardous waste) ensuring over 100,000 tonnes were diverted from landfill – this is the equivalent of 833 Blue Whales
- » Reused over 50,000 tonnes of demolition arisings to create 6f5 via our Washmills treatment site – that's enough to build 20 Nelsons Columns
- » Cut driver idling hours over the last 2 years by over 50%
 - saving over 15,000 litres of fuel in the process – this is enough fuel to drive around the Earth 3 times
- » Treated and discharged over 282 million litres of water back into the water system – this would be enough to fill 112 Olympic swimming pools

Equality and Diversity

Opportunities that we provide at Erith are based on an individual's experience and ability. As an equal opportunities employer, we seek to employ and develop individuals best suited to their role in order to ensure that the service we deliver is consistent with the highest of standards.

In order to achieve this, our employees undergo 'grass roots' training on equality and diversity to ensure that we are not only equipped with a suitably qualified workforce; but that our workforce is equipped to encounter the variety of customers, residents and third parties they're likely to encounter as part of their work.



Training and Employment

Erith have the advantage of an accredited in-house Training Division, Erith Training Services, who administer and control the Group's training requirements. Our training methods have been recognised by ARCA as class leading, evidenced by receiving an ARCA Gold Award for training for over 10 consecutive years, and this is of significant value in achieving the exemplary standards towards health and safety and quality of workmanship that our client's demand.

To maintain the workmanship and competence of all Erith asbestos removal operational staff, Erith utilise Training Needs Analysis (TNA) based annual refresher training carried out by a combination of Erith internal training and the asbestos trade organisation ARCA for all Contract Managers, Contract Co-ordinators, Supervisors and Operatives. This ensures a consistent approach and consistent standards of excellence by all operational employees.



Social and Community Engagement

Our investment into communities and provision of community initiatives are crucial factors in the development and prosperity of our business.

Our continued commitment to our local communities ensures stakeholders are not only informed and protected from potential disruption, but that we are providing economic benefit by using local suppliers, and where possible, local labour.

On our current project, 105 Victoria Street, we have launched a social strategy supporting local schools, charities and community initiatives alongside the client, BentallGreenOak. The initial launch involved the installation of basketball courts into the site providing the opportunity for over 500 local school children to receive 3x3 basketball coaching from a professional team. The launch day also generated donations of over £1,000 worth of essential items for distribution to the local community via the Abbey Centre Pantry and the provision of refurbished bikes from the Westminster Wheels charity for a local cycling proficiency scheme.

Elsewhere, we have collaborated with local authorities to undertake a number of safe cycling campaigns, attended numerous schools and careers fairs to raise awareness of potential careers in the industry and engaged with local charities, hospitals and food banks in the vicinity of our sites, as part of our concerted effort to give back to local communities.





Good Causes

We actively support local charitable initiatives and other non-profit organisations that share our values and sustainability objectives.

Our aim is to engage with and provide legacy benefits to the communities most directly impacted by our projects, both in the construction phase and over the lifetime of the schemes we deliver.

Over the years, we have shown significant support to numerous charities; including Demelza, The Lily Foundation, The British Heart Foundation and Future Dreams. Several of Erith's employees have completed charitable events including the London Marathon, London to Brighton Cycle Ride, a Wing Walk and most recently raising over £4,000 for Shooting Star Children's Hospices by completing Tough Mudder.

We have also continued to build our relationships with local grassroots sports teams as the main sponsor of the entire Hayden Youth Academy, based in Wilmington, just three miles from our head office. We have also provided civils works to improve the facilities at their ground. Elsewhere, we are currently sponsoring Glebe Lions U9, Dartford FC U11 Girls and Sheldwich Cricket Club Dynamos.

Quality

Erith's aspirations to be a leader in all fields of the industry boil down to our considerations towards quality. In order to achieve the benchmark standards that we already set, heavy focus is placed on adherence to our Quality Management System; allowing for a consistently high delivery of service, whilst seeking ways to remain at the forefront of what we do.

Erith's Quality Management System is accredited to meeting the standards of ISO 39001:2012, ISO/IEC 27001:2013, ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018. The implementation of our quality management system, as well as ongoing inspections of our work are overseen and monitored by our Quality Manager, with the assistance of a dedicated Integrated Management System Department. Measures are put in place and information is regularly updated in regard to legislations/standards. It is through these measures and company ethos that we aim to develop and grow as a company, as we pride ourselves in delivering the highest quality service possible.



Achievements

» **City of London Gold Awards:** Seal House, Holborn Viaduct, 120 Fleet Street 2023, Seal House and Holborn Viaduct 2024

» **National Grid Property Awards:** Best Project Support, Best Demolition Project, Best Project Strategy Implementation and Most Sustainable Property Project 2023, Best Property Strategy Implementation – Deal Gasholder, Best Stakeholder Engagement – Saxon Street Gasholder (Manchester), Colchester Gasholder 2024

» **Considerate Constructors National Site Awards:** Ty Glas, Portland House, 105 Victoria Street 2024

» **NFDC Awards:** Special Recognition Award, Apprentice of the Year, Demolition Manager of the Year 2022, Project Manager of the Year - Highly Commended 2024

» **ARCA Awards:** Gold Training Award (18th Consecutive Year), Gold Site Audit Award 2023

» **London South East Colleges:** Silver Employer Award 2023

» **World Demolition Awards:** Urban Demolition - Olympia 2022

» **Construction News Specialists Awards:** Health, Safety and Wellbeing Excellence 2022

» **British Demolition Awards:** Apprentice of the Year 2022

» **City of London Gold Awards:** Considerate Contractor Gold Award 2022

» **Construction Awards of Excellence:** Heritage Project of the Year 2022, Young Employee of the Year 2022 Highly Commended – Building Contractor of the Year (Over £15m) 2022

» **RoSPA Awards:** Gold Award 2019, 2020, 2021, 2022

» **FORS Gold Accredited**

For a full list of our achievements, visit our website by scanning below:



Erith Asbestos Removal

Licenced since 1983, Erith's asbestos removal division has grown to one of the largest in the country. With extensive experience in the field, Erith has a portfolio illustrating a range of projects with varying scale and complexity. Contract works across the years have included minor works in residential dwellings through to large scale nuclear schemes; both of which require flexibility to work within both operational and redundant premises.

The growth of Erith's asbestos division has been a direct result of a substantial investment in training – cementing our position as one of the industry leaders within the field. For 16 years, we have received an ARCA Gold Award for training, based upon our continuous staff development and company ethos to exceed the industry's standards at every given opportunity.

Activities include:

- Asbestos Removal
- Thermal Insulation (removal or reinstatement)
- Emergency Response Service
- Reinstatement
- Pre Demolition Surveys
- Team of Asbestos Trained Plumbers, Electricians and Structural Engineers



Third-Party Thoughts



"We at Landsec have worked with Erith for the past 15 years and they are one of our most reliable tier one specialist contractors and one of the most capable demolition, enabling and basement contractors."

The multi-layered management and blend of specialist experience and expertise works very well. The attitude, approach and behaviours seen from the Erith team during the PCSA have flipped seamlessly into the main contract. I would like to note that the Erith team are held in the highest regard at Landsec and have my full support in how they operate as a business."

Paul Langham
Landsec



"On behalf of Future Olympia, I would like to pass on my thanks for the professional and considerate approach that Erith have taken to the enabling works package at Olympia. This has been an incredibly complex phase of the redevelopment project and the Erith team's proactive approach has minimised disruption to the live events that have been held across the venue during the project."

Erith have willingly engaged with all stakeholders whilst delivering a technical project in a congested area of London. The management team on the project have showed a flexible and co-operative work ethic and I would like to commend them for their efforts on the project. I would have no hesitation in working with Erith on future projects or recommending them for similar enabling projects in the future."

Tony Palgrave
Future Olympia

FINCHATTON

"This is a high profile project of significant magnitude that is under the continuous scrutiny of an articulate and vocal community. Erith have been outstanding in the performance of all of the on-site activities and have particularly impressed with their handling of the local and stakeholder community."

Richard Shaw
Finchatton

SELLAR

"I wanted to take this opportunity to commend you on the great work undertaken by Erith at our Paddington Cube redevelopment. Although an exceptionally challenging and complex scheme, we have experienced the upmost professionalism and work ethic from your team. Furthermore, I am delighted to hear we will be contracting with you on the Phase 2 element of the scheme which will have its challenges, however I am confident that your ability to interface with our neighbouring stakeholders and station management will aid for a smooth delivery of the scheme."

Paul Flexney-Briscoe
Sellar



TISHMAN SPEYER

"I would like to take this opportunity to thank you for the way in which you lead your team during the soft strip, asbestos removal and demolition. Your management team were able to deliver the works in an organised and professional manner, providing cooperation and flexibility from both a financial and operational perspective. I would personally like to express my thanks for the way in which you managed the works and would have no hesitation in recommending Erith for similar projects in the future."

Richard McNaughton
Trishman Speyer



"We have contracted Erith to undertake demolition and basement construction works on various projects in Central London. Their current site, a top-down storey basement in Mayfair, presented a series of challenges - particularly the retained facade and tight site logistics. Erith worked closely with the local borough and our neighbours to progress the works on the programme and with minimal disruption. Their proactive approach to safety management, high-quality delivery and commercial fairness makes them a user-friendly contractor. We would happily recommend Erith to prospective clients."

Duncan Crouch
Clivedale London

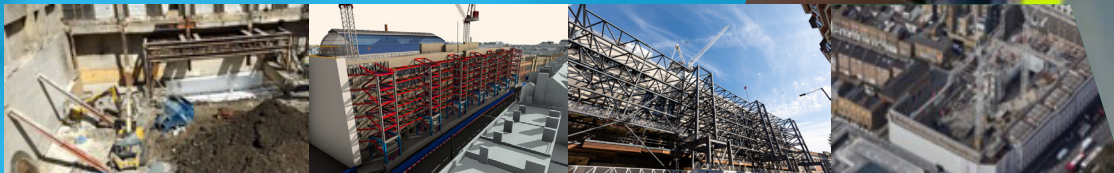


Erith's in-house design team Swanton Consulting specialise in the design of temporary works, design and cat 3 checks, deep basements, piling and propping, façade retention schemes, retaining walls, specialist structural elements and contractor delegated design elements. This service can be provided both to the design team and the contractor.

Swanton employs a team of Civil and Structural Engineers and Technicians. These are led by Chartered Engineers with a wide range of experience of contracting and consulting practice. Our design team pride itself in providing a flexible, responsive and innovative design service.

Working closely with clients in both public and private sectors, our experience of commercial, residential and industrial construction projects, particularly within the confines of city centres, enables Swanton to supply high quality and bespoke solutions for technically demanding problems.

Swanton positively encourage early contractual engagement as this allows us to integrate value management techniques, helping us both improve the viability of projects and reduce costs.





Swantest is a specialist company providing structural testing, investigation, remedial and strengthening solutions for complex projects.

As a team of multi disciplined engineers, Swantest provide a wide range of specialist site services to the construction, demolition and civil engineering industry. When it comes to site solutions, Swantest are able to provide a complete package of works, carrying out all required elements for any complex project.

Including initial site investigation and surveys, structural testing, subsequent remedial and strengthening solutions and design works if required, Swantest can also provide ongoing monitoring and inspections where necessary as well as torque preloading, hydraulic jacking, structural repairs, strengthening and alteration, crane grillages and bridgeworks.

Swantest are part of a specialist temporary works design consultancy; Swanton Consulting Ltd, providing the advantage of having capability to carry out complex design solutions in house.



Get in touch with us

Whatever the task, Erith deliver a safe, innovative and professional service, 24 hours a day, 7 days a week.

 www.erith.com  hello@erith.com  + 44 (0)370 950 8800

Head Office

Erith House
Queen Street
Erith, Kent DA8 1RP

Anchor Bay Wharf

Manor Road
Erith
Kent DA8 2AW

London Office

Marylebone House
52 - 54 St John Street
London EC1M 4HF

Washmills Recycling Centre

Eastern Quarry
Watling Street
Bean, Kent DA2 8AH

North Offices

Unit 51
Burnhouse Industrial Estate
West Lothian EH47 0LQ

Unit 3, Euro Court
Tuscany Way, Wakefield
Europort, Normanton WF6 2UA





 **Erith**