

105 JUDD STREET

November 2024

Project Overview

105 Judd Street is a prestigious office building located in the heart of Bloomsbury and the Knowledge Quarter. As part of the Knowledge Quarter, a cluster of over 100 cultural research, scientific, business and academic institutions, 105 Judd Street will provide much-needed space for a life-science user.

McLaughlin & Harvey are proud to be part of this project which will comprise of the refurbishment of the existing office block, construction of new core and the addition of two new floors. The project works will be split between two contractors J. Coffey and McLaughlin & Harvey.

Introducing McLaughlin & Harvey

McLaughlin & Harvey is a privately owned construction and civil engineering business with over 170 years of experience. The business employs over 800 people and operates throughout the UK and Ireland. With a focus on its three core values of collaboration, commitment and care, the business delivers construction, civil engineering and fit-out projects and provides facilities management services to various sectors.

From promoting diversity and inclusion in our workforce to supporting local communities and ensuring the health and safety of our employees, we uphold the highest social impact standards. Through collaborative partnerships, innovative initiatives, and meaningful engagement with stakeholders, we endeavour to address pressing social challenges and make a meaningful impact in the lives of those we touch.

Learn more about us: mclh.co.uk

Learn more about our social responsibility: youmatter.co/social-impact/



Current Timeline

J. Coffey are already on site carrying out the demolition works. McLaughlin & Harvey will start once the demolition and new structure phase is completed as per below timelines:

- **J. Coffey Programme (demolition & new structure):**
September 2024 - October 2025
- **McLaughlin & Harvey Programme (new façade and part fit-out, including internal finishes delivered to Core and Shell with MEP (mechanical, electrical and plumbing) and new lifts):**
September 2025 - November 2026



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Construction Management Plan

As Main Contractor, we are issuing a new Construction Management Plan, to suit the needs for the envelope and fit-out phase of the project. As a Considerate Constructor, our draft CMP outlines how we will ensure that the construction works will be managed safely and to the highest standards, minimising noise and disruption to neighbours.

We are currently consulting with the local community on our draft CMP, including the following key areas:

- Site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies
- Overall programme timescale
- Community Liaison and neighbourhood consultation process
- Traffic management enabling safe diversion of road and pedestrian traffic
- Environment and measures so mitigate impacts

You can download a full copy of our draft CMP from the 105 Judd Street Construction website: 105juddstreetconsultation.co.uk/

Working hours

We are proposing that construction works will only take place during the following days and times. These will need to be agreed by Camden Council following this consultation of the CMP but reflect the Council's guidelines for construction working hours:

Monday to Friday: 8am – 6pm

There will be no works taking place on Sundays or public holidays. Works on site will stop during the festive season between 20th December 2024 and 6th January 2025.

There may be a requirement for work outside these hours, including Saturdays, for activities such as:

- Tower crane erection dismantling works
- Mechanical Plant delivery
- Utilities Statutory Connections
- Services shut down and emergency repairs

Should the need for these works arise, we will ensure that we get in touch to let you know in advance.



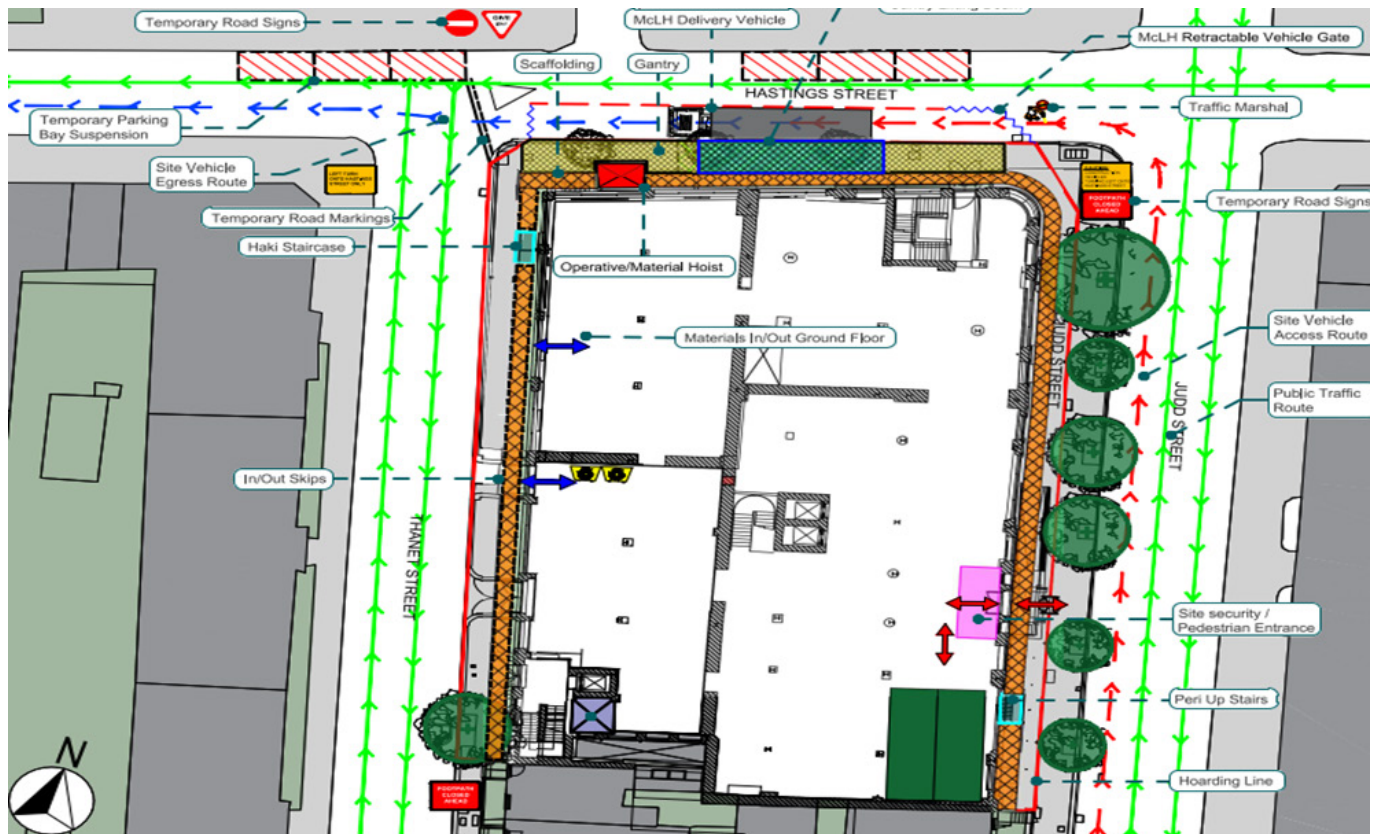
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Traffic Management

McLaughlin & Harvey will adhere to the same set-up as J. Coffey with the exception of closing the footpath to Thanet Street.

Site traffic will follow the approved route from the A501, passing down Judd Street before turning right just before the site and passing along Hastings Street to access the rear of the site via Thanet Street.

- A logistics pit lane is to be installed at Thanet Street.
- McLaughlin & Harvey shall require that all vehicles attending the 105 Judd Street project be Construction Logistics and Community Safety (CLOCS) compliant and will be booked in advance through an online booking system.
- The agreed vehicle routes to and from the site will be sent to all the sub-contractors who in turn will be required to send on to all their suppliers, with attention to the last mile routing.



Commenting on the draft CMP

If you would like to share your views on our draft CMP, you can get in touch with the team:

Email:

105juddstreet@londoncommunications.co.uk

Call:

0800 092 0384

Please send your comments by Friday 6th December. We will consider any feedback before sharing the draft CMP and comments, which will remain anonymous, with Camden Council for their approval before construction works begin.

During the construction process, we will provide regular updates through newsletters and our dedicated website: 105juddstreetconsultation.co.uk/



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