



Approved view from Gray's Inn Road

Welcome to this newsletter updating the local community on the redevelopment of Panther House, on Gray's Inn Road. The proposals, which were granted planning permission in 2017, are for the partial retention of the existing buildings with an addition of new mixed-use and high-quality adaptations to provide flexible office, retail and residential space alongside improved public realm and a new public space.

The team are preparing to commence demolition and construction work in the coming months at this site and this is the first of a series of newsletters to keep you updated on progress.

In this newsletter, you will find:



Information about our plans to refurbish Panther House.



Details on how you can comment on our draft Construction Management Plan (CMP).



Our outline construction programme and overview of upcoming works.



Information on how we will keep you informed and ways of getting in touch with us.

You can also find further information on our website – www.pantherhousedevelopment.co.uk.



Map showing site location of Panther House

ABOUT THE SCHEME

The current Panther House is a commercial office block comprising three buildings and is currently occupied as part of a property guardianship scheme, ensuring a safe and secure site. 160-164 Gray's Inn Road comprises two retail and one restaurant unit with a single floor of offices on the first-floor level. 156 Grays Inn Road is in commercial use on the ground floor with residential use on the upper floors. Brain Yard is occupied as part of the property guardianship scheme.

In November 2017, Dukelease obtained planning permission to deliver new office space and subsidised workspaces; 15 new homes, of which three will be affordable; new retail space and new and improved public realm.

A resolution to grant planning permission for revised proposals was given in 2020 but Dukelease will be building the project as per the 2017 consent.

We are now preparing to commence the main demolition works on-site.

THE TEAM



Dukelease is a property development company with a focus on central London. The company has a strong track record in design, planning and development which has given them an excellent reputation in the industry.



Erith has been appointed as the principal contractor to carry out the soft strip, demolition and basement works. The Erith Group is a family run, employee owned trust, founded in 1967 by Tom Darsey. The company has an excellent health and safety record and acknowledged reputation for their good liaison and engagement with the communities they visit. This is at the core of the company's ethos.



McLaren will be the principal contractor responsible for all of the rest of the construction process. McLaren group of companies was established in 2001 and operates in construction, property and development in the UK and UAE. The Group is passionate about creating spaces that inspire and serve customers in the private and public sector, leaving a positive legacy in the communities they serve.

CONSTRUCTION MANAGEMENT PLAN

Outline construction programme



BEING A CONSIDERATE NEIGHBOUR

We are now consulting with the local community on our draft Construction Management Plan (CMP).

The 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.

You can download a full copy of our draft CMP by visiting our website www.pantherhousedevelopment.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:

- Monday to Friday: 8am – 6pm
- Saturday: 8am – 1pm (If agreed by Camden Council, no 'noisy works' to take place)
- There will be no works taking place on Sundays or public holidays

Noise and dust

- Noise, dust and vibration monitors will be installed, providing real time monitoring with text alerts sent to the project team if agreed levels have been breached. When an alert is received the works will cease.
- Acoustic barriers will be installed to mitigate noise.
- Air Quality Monitors are being installed in advance of demolition and will be in place throughout the construction stages.

Covid-19


Dukelease requires all contractors to abide by Camden Council's requirements for building and construction and the Considerate Constructors Scheme, whereby contractors will commit to giving the utmost consideration to their impact on neighbours and the public. The Principal Contractors Erith and McLaren are fully committed to keeping their workforce and neighbours safe during this time.

Construction traffic

- The primary access route for vehicles during demolition and excavation will be via an entrance/exit on Gray's Inn Road. This will be supplemented by deliveries to Mount Pleasant.
- Loading and unloading activities will take place on site and off site. The existing bus stop will be relocated to allow tower crane unloading. Vehicles will also deliver to Mount Pleasant for unloading by tower crane, with temporary traffic control measures in place. Pedestrian Access will be maintained to the pavements in Mount Pleasant and Gray's Inn Road.
- Engines will be turned off immediately once vehicles arrive ready for unloading.
- Vehicles will then leave the site via Gray's Inn Road or Elm Street.
- Traffic marshals will guide vehicles to and from the site.
- There are no anticipated road closures needed for the demolition phase of the project. Road closures will be required for the installation of the tower cranes during the main works, and road surfacing to Mount Pleasant.

HOW TO COMMENT

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

 **Email –** pantherhouse@londoncommunications.co.uk

 **Freephone –** 0800 307 7561

 **Website –** pantherhousedevelopment.co.uk

Please send your comments by Thursday 11 February 2021. We will then consider any feedback before sharing the draft CMP and your comments (which will remain anonymous) with Camden Council for their approval before demolition and the main construction works begin.



Approved new public courtyard in Brain Yard

UPCOMING WORKS: FEBRUARY 2021 TO AUGUST 2021

Following approval of the CMP, works will include:

- Establishing the site welfare for workers, including toilet and washing facilities.
- Putting up hoardings around the site.
- Installing lighting throughout the site.
- Soft strip works.
- Installation of noise and vibration monitoring.
- Demolition of some existing structures including removal of ground slabs and foundations
- Pile probing and removal of obstructions.
- Removal of materials.

KEEPING YOU REGULARLY UPDATED

During the construction programme, we will provide regular updates through newsletters and our dedicated website www.pantherhousedevlopment.co.uk

We are committed to ensuring we follow current Government guidelines on Covid-19 and will not be able to offer any face-to-face drop-in sessions for the foreseeable future.

CONTACT US

If you have any questions about the CMP or works, please do not hesitate to contact us:



Email –
pantherhouse@londoncommunications.co.uk



Freephone – 0800 307 7561



Website –
www.pantherhousedevlopment.co.uk

The main point of contact at Erith will be Cherrie O’Kane, who will be pleased to provide any assistance. She can be contacted by:



Email –
Cherrie.O’Kane@Erith.com



Freephone – 07894 259321