

99 City Road

MULTIPLEX

Community Engagement

11th November 2024



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Project Team



Endurance Land - Client

MULTIPLEX

MULTIPLEX – Principal Contractor



Kanda – Community Engagement



DP9 – Planning Consultant

KPF

KPF - Architects

Publica

Publica – Public Realm Consultant

TLW

Third London Wall – Project Manager

akt II

AKT II – Structural Engineer

Project Team



Richard Rixson
Development Director



Project Team



Ross Lankshear
Deputy Project Director



Maria Fernandez Cachafeiro
Head of Sustainability



Max Speed
Sustainability Graduate

We Create Skylines

London

79 Projects across the United Kingdom



Project Team



Bill Unwin
Operations Director



Brett Lovegrove
Project Manager



salter demolition

Salter Demolition Limited has successfully been operating from its established offices in the City of London for the past 8 years. We employ over 100 soft strip/demolition operatives who work together with our management team. We have considerable experience in soft strip and inner city demolition.

Sustainability is high on our agenda and we have in house knowledge to help us maximise sustainability opportunities including re-use and recycling



Our goal is to engage with the local community and leave a positive impact of us and our works, the client and the wider construction industry.
We have previously taken part in community activities local to our project sites.

As a company we annually choose a charitable organisation to support for that year, all employees embrace the opportunity to provide the name of a charity that is close to their hearts. The charity names are put into a hat and one is chosen. A previous charity we supported was Prostate Cancer and a group of SDL employees (some natural runners, some not) ran in a 10k to raise money for this charity and raised over £4k. This year's charity is Steps Worldwide for which we are organising different fundraising events for the coming year.

We are members of the Considerate Constructors Scheme and are audited by them to ensure that our sites adhere to the code of practice in order to promote a positive image of the construction industry.



Some of our recent successfully completed projects that are similar to the works we are carrying out at 99 City Road are:
130 Fenchurch Street
2 Waterhouse Square
50 Fenchurch Street

Project Description - Visualisation

Looking east across Old Street Roundabout from the west



Project Description - Visualisation

Looking west along
Cowper Street



Project Description - Visualisation

The view from
the LUL exit on
Cowper Street



Project Description - Visualisation

Looking north from Old Street



Programme



Site vacant possession – soft strip commences	Surveys completed – pitlanes formed & Structural demo starts				Structural demo complete	Commencement of steel frame			L35 topping out	Practical completion	
29/11/24	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q4 2026	Q3 2027	Q2 2028	Q1 2029	
	Stage 4 design complete – scaffold goes up		Commencement of bearing piles		Commencement of tower core		Commencement of facade		Hoists and Cranes out		

Proposed Development & Key Facts



The Scheme

- 35 storey building
- 66,000m² GIA (approx.)
- ~£300m
- 169m taller
- Cut and carve, retaining 60% of original structure

Social

- Great room for hire on ground floor
- 2 floors of affordable workspace
- Hosting public cultural programming and events



Community

- Café and community maker space on the ground floor
- Pedestrianisation of Cowper Street & creation of pedestrian arcade on Old Street
- 350m² free-to-access community space
- New public square on City Road, with North / South pedestrian link through ground floor
- Creation of pocket park & 500m² additional public realm

Key Sustainable Features

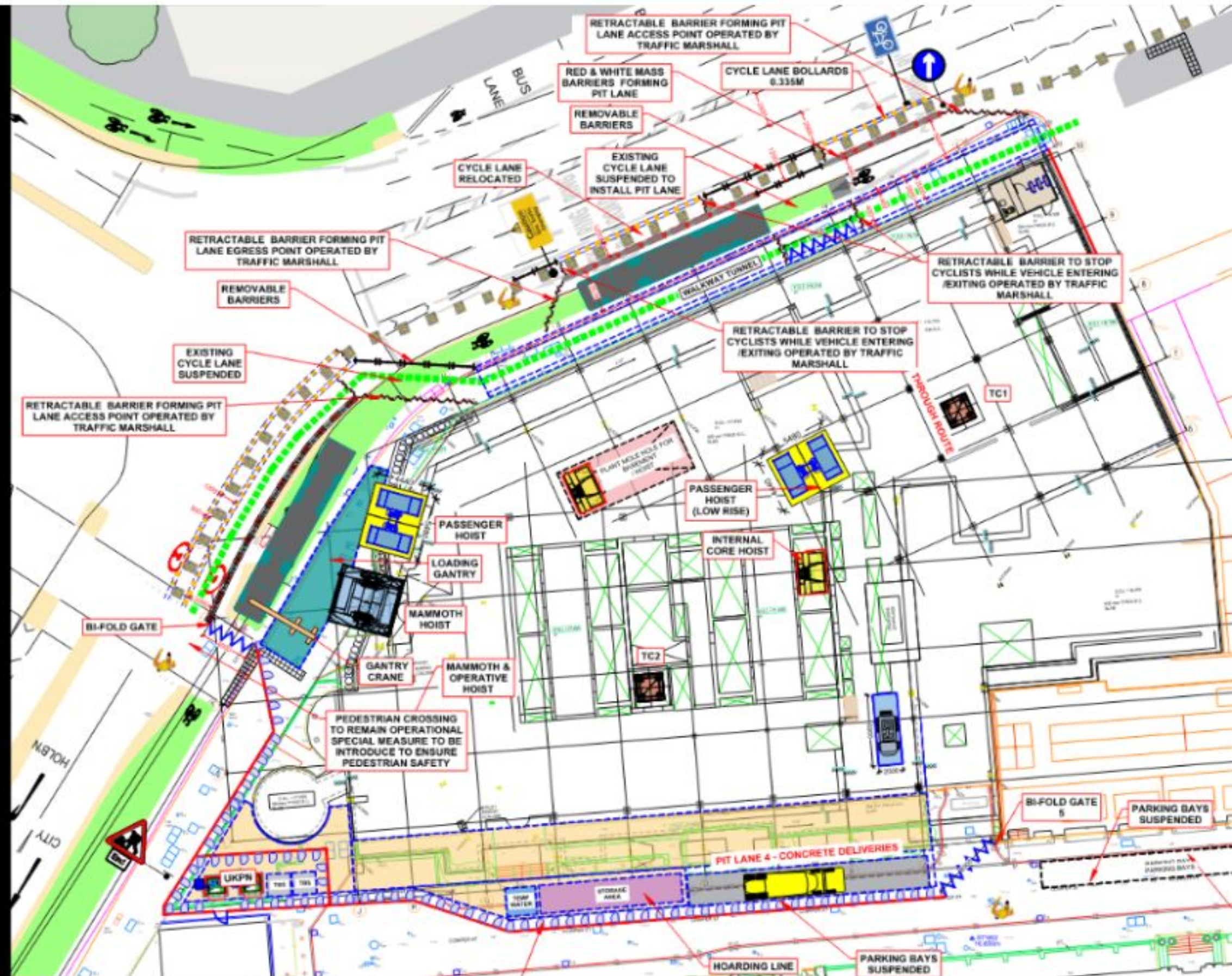
- BREEAM Outstanding
- WELL Platinum
- NABERS 5.5* (Only targeted by 25 current projects)
- <3.0 UGF
- <650kg/CO₂e/sqm
- Urban greening on multiple terraces, with 127 additional trees
- >20% of building materials to be comprised of recycled or reused content
- Low carbon M&E materials, steel and cement
- 100% electric building
- Blue roofs, rainwater harvesting and attenuation
- Smart technology use for lighting, windows and mechanical systems to reduce energy use



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Logistics

- 3 pit lanes on Old Street, a 4th on Cowper Street for smaller deliveries
- Temporary closure / amendment of the footpath, cycle lane(s) and bus stop
- Access to be maintained along Cowper Street for the school and Bezier apartment parking
- No access / egress for vehicles between 0800-0845 & 1515-1600



Good Neighbours

Extract from
Neighbourhood Liaison
Strategy

Five Point Plan to Being a Good Neighbour

1. Communication

- Named Social Value and Community Manager
- 24/7 hotline telephone number
- Monthly newsletters
- Quarterly 'surgery' sessions
- Mail box on hoardings for letters
- Display information boards on hoardings
- Quarterly meeting for residents
- Ad-hoc communication as required
- Complaints and compliments register

2. Good Housekeeping

- All vehicles will be cleaned on departure
- Provide street and road cleaning service for site
- Litter picking around the immediate vicinity
- Inspect, repair and maintain high quality hoarding
- Immediately remove graffiti and fly posting
- Daily spot checks on roads surrounding the site for dirt and debris
- Maintain high quality site welfare and facilities
- Promote considerate and courteous behaviour by everyone on site
- Minimise disruption from vehicle reversing alarms
- Suppress and damp down dust
- Prevent vermin and other infestations
- Provide a dedicated smoking area for the workforce

3. Public Information

- Contractor's information board displayed on hoardings
- Clearly display the key emergency contact name, title, mobile telephone number and e-mail address
- Provide an emergency contact hotline number
- Project progress updates
- Community, environment and safety statistics and updates

4. Workforce Engagement

- 'About the neighbourhood' induction for all site personnel
- Training and tool box talks on communication with neighbours
- Expected behaviour will be explained to the workforce – courteous, polite, helpful, quiet, choice of language
- Dress code will be explained to the workforce
- Use of public transport will be encouraged
- Cycle parking will be identified & communicated at the induction

5. Noise & Vibration

- Working hours will be in accordance with planning conditions and noise, dust and vibration agreement
- Operate in accordance with BS5228 Code of Practice
- Record background levels of noise
- Monitoring at agreed location
- Review noisy works and look for alternatives
- Design out noisy works where possible
- Consideration of noisy plant location
- All plant will be regularly serviced and maintained
- All plant will be fitted with appropriate silencers, mufflers and acoustic covers as applicable
- Operative's movements will be managed
- Restricted working times will be pre-agreed

Social Value Pillars

1. Create job opportunities to narrow income gaps and ensure equitable access to upskilling and education
2. Promote local culture, innovation and expression
3. Champion inclusive environments and improve physical health and wellbeing

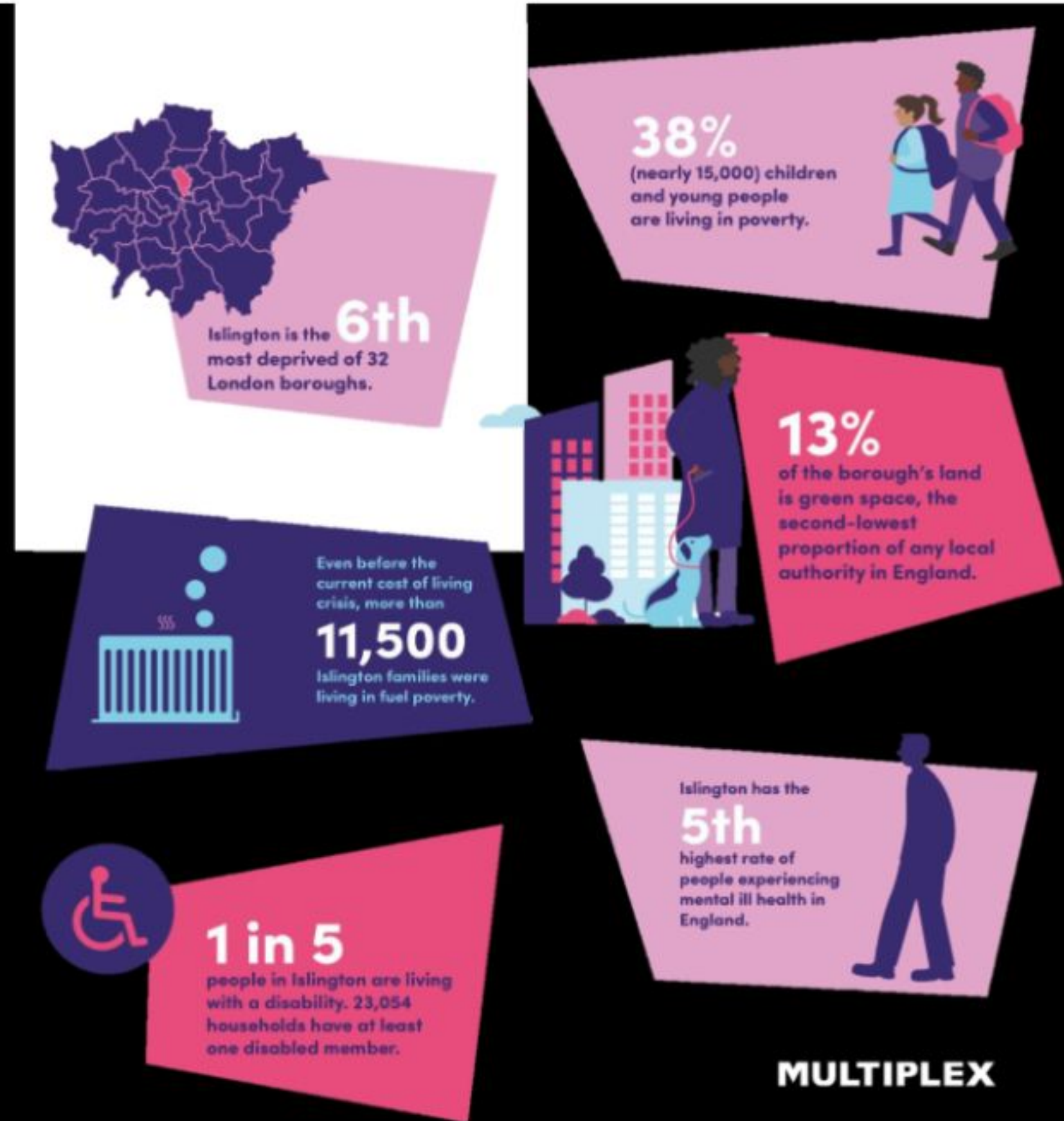
Islington Giving

- Proposed partnership for duration of 99 City Road Project
- Help local groups and organisations apply for funding through grants and programmes

Current grants and programmes are:

- **Make it Happen Fund**
Grants up to £500 for people to act on aims that align with improving health, happiness or connectivity in the community.
- **Disability Fund**
 - Grants up to £3,000 for organisations to identify, resource and remove barriers to people living with disabilities from taking full advantage of what is on offer in Islington.
- **Catalyst Programme**
 - Up to £500 for people on low incomes to pay for opportunities that make a difference.

Grants and Programmes offered vary over time, allowing for a range of ways we can help in Islington over the projects lifetime.



Next Steps

- Ground Movement Assessment (GMA) underway. To be submitted to LUL / TfL / Thames Water / Cadent. This then generates movement monitoring criteria.
- Construction Logistics Plan (CLP) plus associated approvals – workshops ongoing with TfL.
- CEMP, CLP and CoCP documents issued to London Borough of Islington – once CLP is agreed with TfL
- Vacant Possession (VP) - 28th November 2024
- Soft Strip commencement - 2nd December 2024 (utilizing Cowper Street and the existing courtyard)
- Hoarding and enabling works on Cowper Street Q1 2025.