

ROYAL COLLEGE OF SURGEONS

Commencement on Site

Wates Construction has recently signed a contract with the Royal College of Surgeons to undertake the demolition, construction and fit-out of the RCS Headquarters on Lincoln's Inn Fields.

Hello, and welcome to the first edition of our monthly newsletter.

We are pleased to be working on such an important project for our prestigious client - the Royal College of Surgeons (RCS) - in a historically and culturally significant part of the Westminster Borough as well as the Bloomsbury Conservation Area.

It is our intention to use this newsletter to communicate our project and site activities to local stakeholders and residents, as well as the wider community. Important milestones and key events will be announced in advance should they affect the local community in any way - i.e. road closures for the erection of a tower crane or a community activity or initiative.

Our company slogan "Above all, it's about people" is at the core of our organisation's ethos. The construction industry interacts with many people, communities and environments, and as such we place people before everything else. In further editions of this newsletter we will update you with our initiatives - both on and off site - which demonstrate our commitment to the highest Safety, Health, Environment and Quality Standards.

Although you may not be aware of it, Wates has been involved in the project for some time now, offering construction advice to the project team as well as becoming familiar with the aspirations of the RCS.

Now that we have signed our contract you will begin to notice activity increasing around the building as we undertake enabling works in the forecourt of the existing building prior to installation of our Phase 2 accommodation. This will be our home for the next three years whilst we undertake the main construction works.

Our demolition contractor (Keltbray Demolition Limited) has now commenced on site and they are currently mobilising their workforce and are establishing the site boundaries (hoardings) for us. One of the first tasks we will undertake is the installation of rainwater attenuation tanks in the forecourt. These are part of the drainage system and help to restrict and manage the flow of water to the sewer system. These works will be undertaken prior to the installation of our temporary accommodation as which sits on top of the forecourt.

We hope that you find these communications of interest and we look forward to meeting and engaging with our local community as the project proceeds. If you would like to get in touch about our project please send us an email to RCS@wates.co.uk.



Fig 01 - CGI Image of Portugal Street Façade

Project Description:

The Royal College of Surgeons has identified that their current building arrangements and layout are no longer capable of meeting its needs. Consequently the RCS will consolidate its activities within a refurbished and partially re-developed Barry Building. This will enable the building to meet member aspirations for the 21st Century.

The proposals include the partial demolition and redevelopment of the Royal College of Surgeons Barry building (39-43 Lincoln's Inn Fields) to provide new accommodation for the RCS (Class D1).

The original front range, including the library spaces and the Lincoln's Inn Fields façade, will be retained and refurbished with improved landscaping to the forecourt.

All building services will be stripped out and renewed. The opportunity will be taken to improve the thermal performances of the building. Modern plant and equipment will be installed. New passenger lifts will be fitted in a core to the side of a broadly central atrium.

The post-war rear portion of the building will be demolished and redeveloped, with two basement levels, including education and conservation areas; the Hunterian museum, a temporary exhibition space and associated education space will occupy the majority of the ground floor, including a public café; examination suites occupy the first floor level alongside the retained library rooms; four floors of open plan RCS office space are above; and a conference suite, with associated catering, will be located on the sixth floor level. All floors from the ground floor upwards are orientated around the large central atrium.

Upcoming Works

Enabling Works & Asbestos Survey Works Phase

Prior to commencement of works, a period of enabling and activities will be carried out to allow the main works to commence efficiently.

Key activities:

- Installation of Phase 1 accommodation within the existing building
- Undertake condition surveys of highways and the existing structures
- Erection of site hoardings to Lincoln's Inn Field's
- R&D asbestos survey to identify if any asbestos is present within the existing building
- Suspension of TfL bike stands along Portugal Street to allow erection of site hoardings
- Installation of attenuation tanks to the RCS forecourt
- Installation of temporary back-propping to existing vaults
- Installation of temporary services

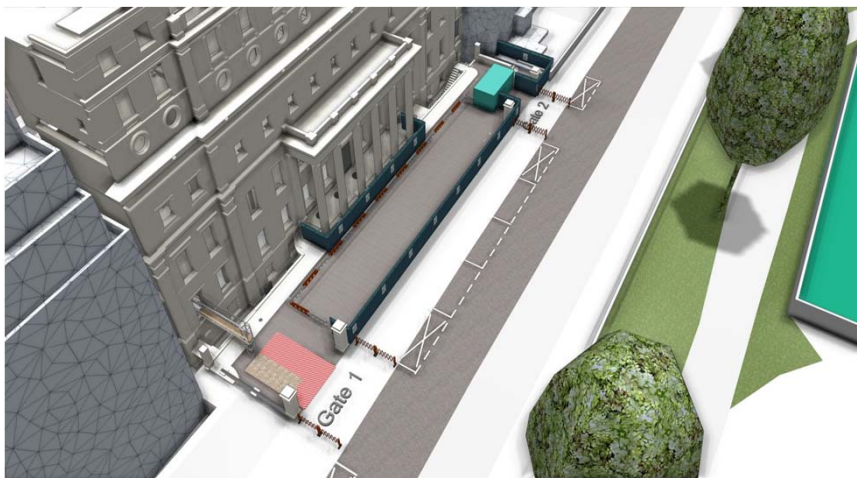


Fig 02 - Synchro Image of enabling works to Lincoln's Inn Field's

Key Contacts



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Programme of works

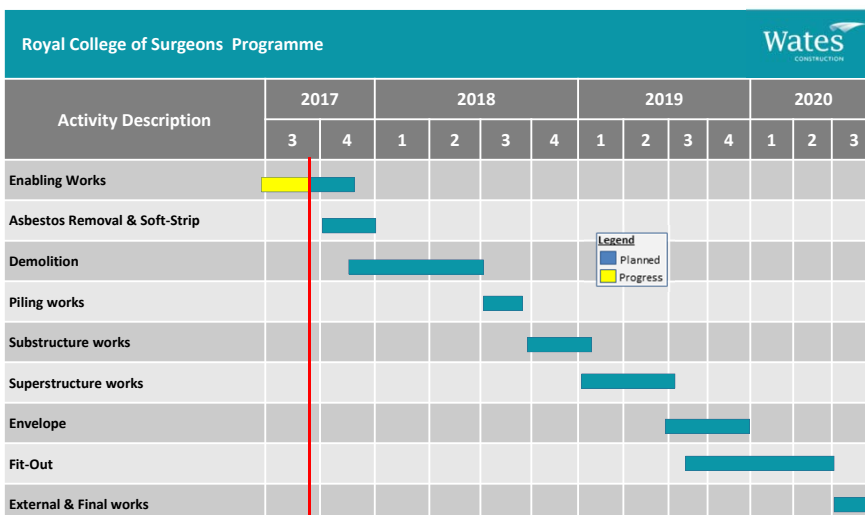


Fig 03 - Royal College of Surgeons Programme (Legend: Planned ■ Progress ■)

Site Hours

General site hours:

Monday to Friday 8:00 - 18:00

Saturday 8:00 - 13:00

CONSIDERATE CONSTRUCTORS SCHEME

Our site is registered with the Considerate Constructors Scheme and the Wates business is a proud member of Considerate Constructors Scheme. This means that we actively strive to promote industry best practice. We intend for our project to be an exemplar site that achieves the highest standards. Part of this is our engagement with the community and we will update you on our plans in the new future.

We are considerate constructors



We are registered with the Considerate Constructors Scheme
Call: 0800 783 1423 visit: www.ccscheme.org.uk

