

ROYAL COLLEGE OF SURGEONS

Progress Update

Wates Construction Ltd would like to take this opportunity to update you on our progress over the last month and key project milestones at the Royal College of Surgeons

Happy New Year, and welcome to the third edition of our monthly newsletter.

Following our last newsletter, I'm pleased to inform you that we continue to make good progress achieving our key programme milestones at the Royal College of Surgeons (RCS). Most noticeable of these will be the formation of the demolition opening to Portugal Street and WCL Phase 2 accommodation block located in the Barry forecourt to Lincoln's Inn Fields. Works that maybe less noticeable, but equally important to the redevelopment works:-

- Complete drainage and enabling works to the Barry building forecourt
- Commenced structural demolition works
- Continued asbestos removal to lower levels of the building
- Continued environmental monitoring to the existing building
- Continued soft-strip demolition to lower levels of the building



Fig 02 - Demolition Opening on Portugal Street



Fig 03 - Accommodation on Lincoln's Inn Fields



Fig 04 - Asbestos Removal

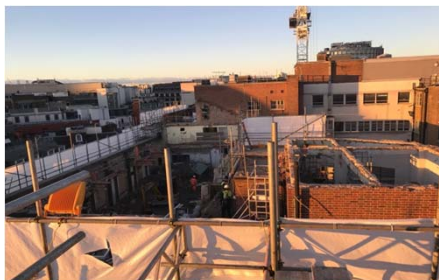


Fig 05 - Structural Demolition



Fig 01 - CGI Image of Portugal Street Façade

Project Description:

The Royal College of Surgeons has identified that its 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

Key Project Milestone

Structural demolition has commenced at the Royal College of Surgeons.

Key activities:

- Complete removal of asbestos material
- Continued soft strip demolition
- Continued structural demolition to upper levels of the building
- Complete removal and storage of salvage items
- Erection of demolition scaffolding along the boundary between the Royal College of Surgeons and 44 Lincoln's Inn Fields
- Installation of temporary works to the existing Barry building
- Relocation of demolition plant and removal of bulk demolition material on the 20th of January and 3rd February 2018 from a mobile crane sited on Lincoln's Inn Fields. (See details below)



Fig 06 - Synchro Image of demolition from Portugal street

Partial Road Closure to Portugal Street:

On the 20th January and the 3rd February 2018 we will be relocating demolition plant and removing demolition materials for structural demolition works. To facilitate this the road on Portugal Street will be reduced to a single lane carriageway between the hours of 07:00 through to 18:00.

As indicated in Fig 6 and Fig 7 the mobile crane will be positioned on Portugal Street directly outside the RCS.

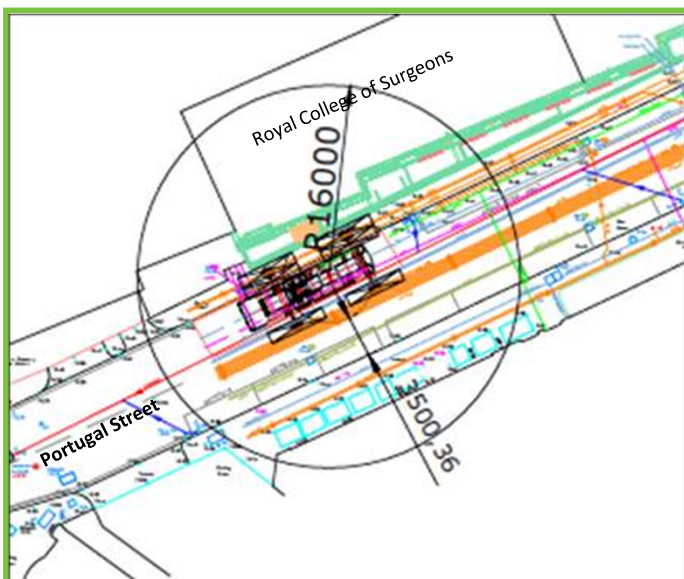


Fig 07 - Position of the mobile crane on Portugal Street



Fig 08 - Position of mobile crane on Portugal Street

Community Engagement

Wates Joint Cycle Event....

In the month of December Wates participated in a joint cycle safety event with the Metropolitan Police and neighbouring contractor Mace Ltd. This provided a great opportunity to raise awareness to the local area and cyclists about good practices when cycling on busy roads and dealing with HGV lorry drivers on the road. As well as giving away promotional merchandise Wates offered bike marking, Safety advice from the Metropolitan Police and the opportunity to see the road from a HGV lorry driver's perspective.



Fig 09 - Wates stand



Fig 10 - Bike Register stand



Fig 11 HGV lorry



Fig 12 - Engagement with LSE

Key Contacts



Russ Watkins - Project Manager

Tel: 07740 542 509

Email: russ.watkins1@wates.co.uk



Oliver O' Shea - Construction Manager

Tel: 07899 962 913

Email: Oliver.oshea@wates.co.uk

Wates Project Office:

Ground Floor, Royal College of Surgeons of England, 39-43 Lincoln's Inn Fields, London, WC2A 3PE

Email: RCS@wates.co.uk

Site Hours

General site hours:

Monday to Friday 8:00 - 18:00

Saturday 8:00 - 13:00

Programme of works

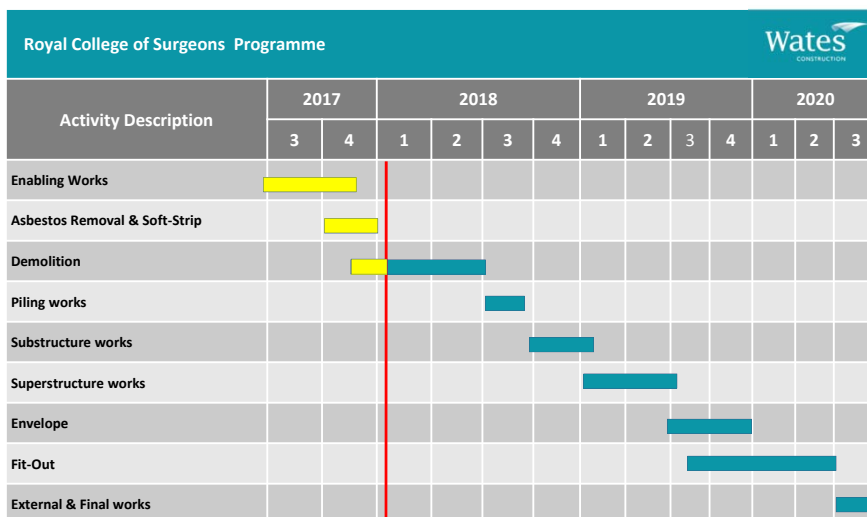


Fig 13 - Royal College of Surgeons Programme (Legend: Planned ■ Progress ■)

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

