



AECOM

Moorfields Eye Hospital
NHS Foundation Trust &
UCL Institute of Ophthalmology

Oriel

Project Planning Study
Building Decant & Possession Strategy
May 2021

Quality Assurance Issue Sheet

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Glossary of Technical Abbreviations used within this report:

- London Borough of Camden
- Camden & Islington NHS Foundation Trust
- LBC
- C&I

1. Executive Summary

This document broadly defines when C&I St. Pancras Hospital Buildings will be handed over to Oriel and what services will be relocated during that process. This sets out the emerging plans, being developed by C&I, for relocating clinical and patient services to alternative sites.

2. Programme

The main contract works will be procured under a Design & Build Contract. Whilst the Main Contractor will be selected by Q4 2021, the main contract works cannot proceed until funding approval is received in July 2022.

Under the Land Purchase Option the site will be purchased by Oriel by January 2022. It will be available for partial possession by 17th January 2022, with an deadline of 7th October 2022 for full Vacant Possession when the acquisition will complete. Therefore C&I will partially vacate the site in January 2022 and fully vacate in October 2022, and enabling works can take place between February and September 2022.

Milestones	Start Date
Early Access to Site	17 January 2022
Site Surveys & Enabling Works	February 2022
C&I Grant Vacant Possession	7 October 2022

3. The Oriel Site, Existing Buildings and Below Ground Structures

3.1. Site Planning Boundary

The site planning boundary is shown below. The planning boundary extends beyond the C&I ownership. Buildings to be removed to facilitate the Oriel site are shown hatched:

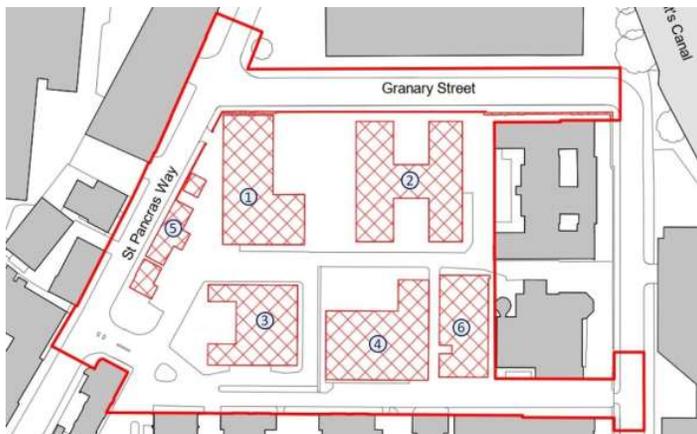


Figure 2: Planning Site Boundary

3.2. Below Ground Structures

Within the Oriel planning boundary are some below ground structures shown hatched in yellow below.



Figure 3: Area of Below Ground Structures (shown in yellow):

It is intended to demolish all buildings within the Oriel Site, including excavation of the basement and removal of excavated foundations; see Figure 3, above for the location of each building listed in Table 1 below.

Any below ground services and ducts will be identified and capped off prior to removal. Any underground services ducts and trenches will be removed once any contamination, such as asbestos containing materials, has been cleared. Some infrastructure that supplies buildings outside the Site boundary will need to be diverted. Some services running through the site, such as UKPN, will still be serving Ash House and the site retained by C&I, so removal cannot be progressed without diversions and/or temporary supplies being in place.

4. Possession & Demolition Phasing

4.1. Decant & Relocation of Services

There are C&I public services currently housed within the Oriel buildings and these are being relocated by C&I. The emerging plan for relocating these public services remains with and is managed by C&I and are listed below in Table 1. The decant strategy is coordinated between C&I and Oriel via the Collaboration Agreement.

	Building Name	Service	Proposed Location	By Whom
1.	Bloomsbury Day Hospital Recovery Centre	Mental Health Crisis Assessment Centre Kings Cross GP practice GP out of hours service	Highgate GP Practice Somers Town (Confidential) GP Practice Somers Town (Confidential)	C&I
2.	Ash House	Rehabilitation and recovery inpatient services	Highgate	C&I
3.	Jules Thorn Day Hospital	South Camden Recovery Centre Clozapine Clinic	Daleham Gardens Peckwater (already moved)	C&I
4.	Estates & Facilities Building Camley Centre	Adult Autism ADHD Team Complex Depression, Anxiety & Trauma service Icope psychological therapies - South Camden	Greenland Road Greenland Road Greenland Road Greenland Road	C&I
5.	Single Story Buildings Workshops & Substations	Utilities to be relocated during enabling works	On Site	Oriel
6.	Kitchen Buildings	Catering Supplies	On Site	C&I

Table 1: Schedule of C&I Services within Oriel Buildings.

4.2. Possession & Working Area Assumptions

C&I will remain in occupation on site in the buildings outside of the Oriel Planning redline. Furthermore C&I will continue to occupy Ash House until September 2022 so only five of the six buildings can be handed over at partial possession, as per the area shaded in blue in Figure 4 below.

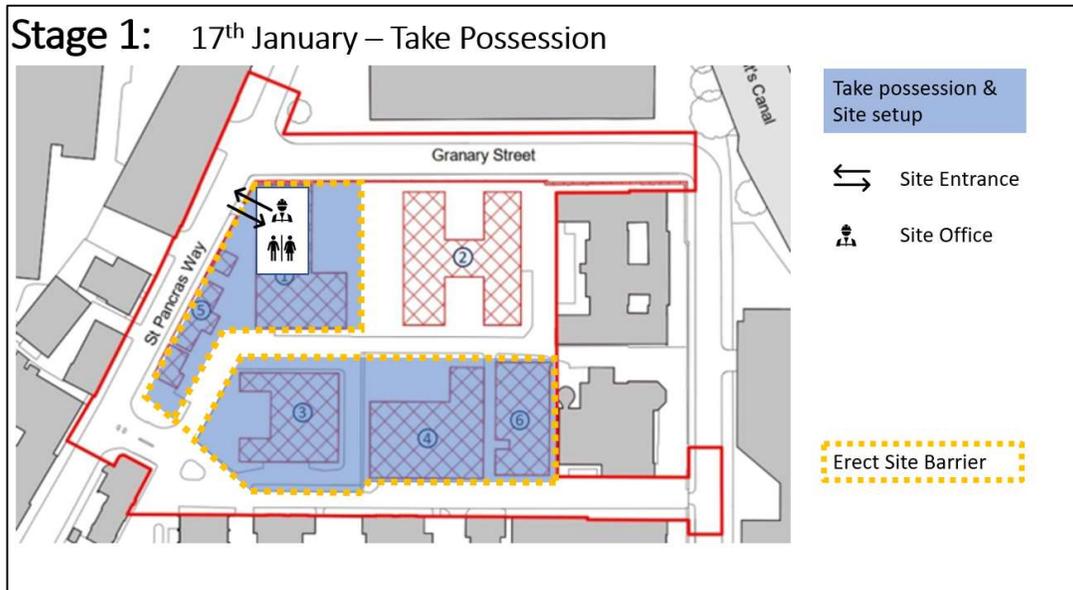


Figure 4: Occupation at Partial possession.

The access logistics of site set up with a partial residual occupation (of Ash House) can be managed with the installation of site perimeter fencing on both sides of the access road and the various other buildings as they become available, see Figures 5 & 6. Buildings 1, 3, 4, 5 and 6 can be immediately enclosed by suitable site fencing upon handover. Access to Ash House will be maintained for C&I until they vacate in September 2022. Furthermore, any activities on site must be fully coordinated with C&I and must not interfere with the ongoing operations in the remaining operational estate.

5. Early Works - scope of works

Further detail will be required to quantify with Aecom Design Team the remaining surveys required, assemble into one package for issue to the successful contractor. This should include any remaining services, utility, UXO, Geotechnical and environmental surveys. Asbestos surveys, and possibly its removal, will be set out in a logical sequence. The four main headings for works are as follows:

5.1. Contractor Site Establishment

The contractors will establish site offices & welfare facilities within the site. The Contractor will be required to cordon off the area where intrusive asbestos survey works are taking place. They will also need to seek to control noise adjacent Ash House and the site perimeter. Both of these requirements can be achieved with lightweight fencing or similar, Heras style barrier, as shown in figure 5 and 6 below. The site is already surrounded by a secure perimeter wall along St Pancras Way and Granary Street. This can remain for the duration of the pre-construction works.

5.2. Asbestos Surveys

Intrusive asbestos surveys will be possible from possession. Asbestos removal can commence immediately following the surveys.

5.3. Service Diversions

Existing services must be maintained to Ash House (Building 2 in Figure 4), and to the remaining estate, as it will be operational up until fully vacated by C&I. Any identified redundant services running through the below ground tunnels (see Figure 3) can be isolated and removed following removal of the asbestos. Some services must be maintained to the C&I estate, e.g. UKPN & Thames Water. UKPN infrastructure will be relocated to new temporary UKPN substations (subject to review and agreement with C&I).

5.4. Building soft strip & Demolition

This is estimated to be a maximum six to eight weeks per building. It must be carried out without causing noise disturbance to the neighbouring Ash House. Soft strip can commence immediately following asbestos removal.



Figure 5: Lightweight barrier with sound panels



Figure 6: Lightweight barrier