

An architectural rendering of a modern, multi-story building with a light-colored, textured facade. The building features large windows and a prominent tree with pink blossoms in the foreground. A green semi-transparent banner is overlaid on the image, containing the text. The scene includes a paved courtyard, a small planter box with greenery, and a person walking in the background.

# C&I Mental Health

## WELFARE OPTIONS 2022

BAM Construction, London

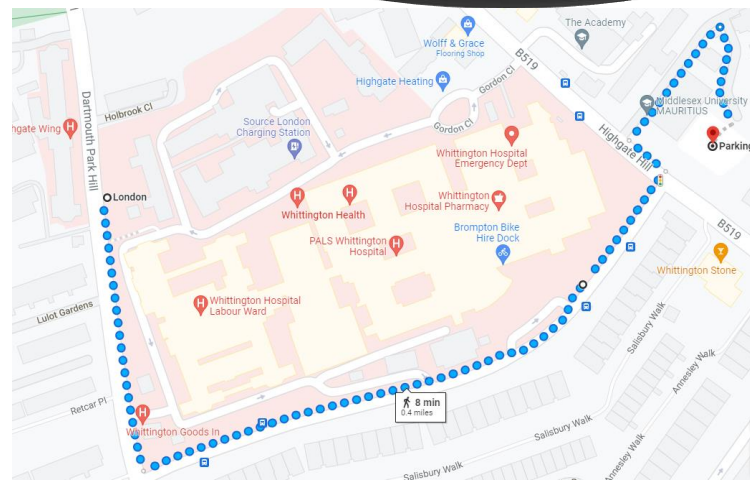




# Pea Body Estate



Space for pay-off,  
divided over 2 lines



8 MIN  
WALK

# Pea Body Estate

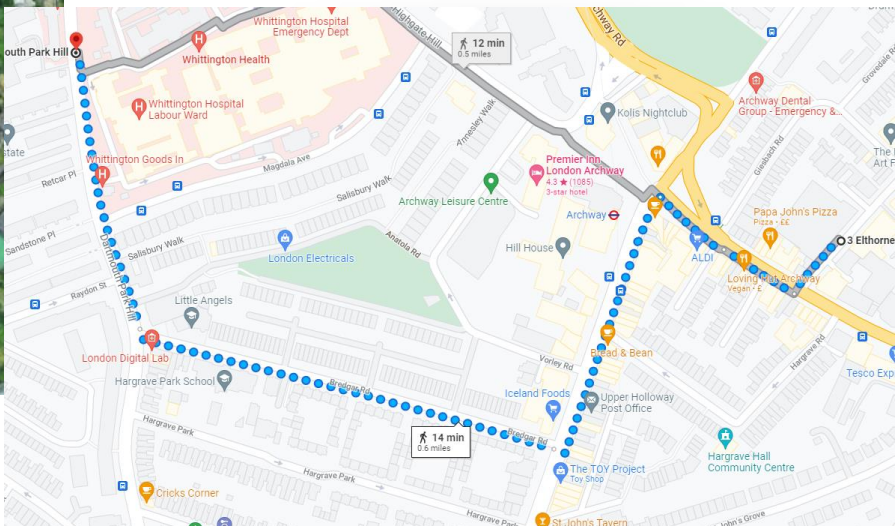
- We have approached the developer twice.
- No space available, the site does not have the capacity to facilitate a temporary set up as it currently in the process for its own development application



Option  
rejected



# Elthorne Road 1st Floor



Route using DPH

14 minute walk

Space for pay-off,  
divided over 2 lines

# Elthorne Road 1st Floor

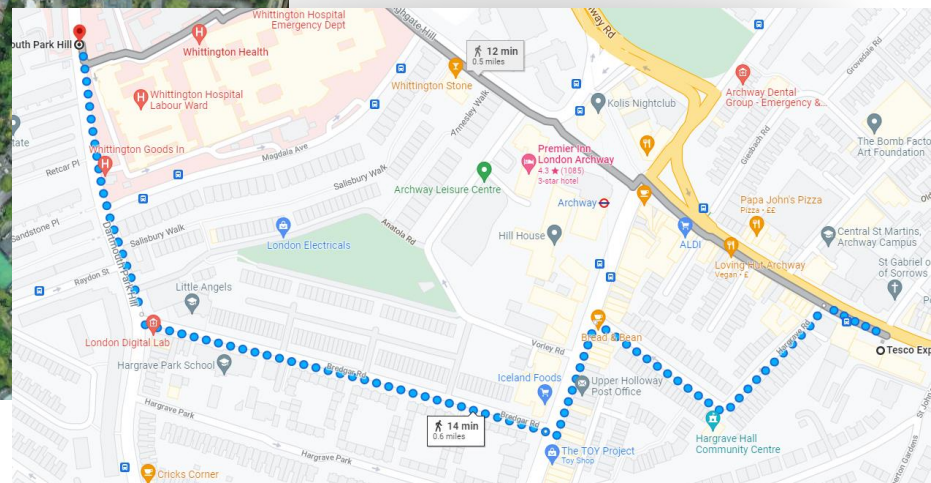
- We have carried out hard negotiation on rates
- Agreed in principle rental rates however vendor requires building rates are covered.
- Unconfirmed but could be circa £500k for the required term plus intensive fitout
- Requires access via WHT to make viable option. Current access not allowed.



Option  
rejected



# Dwell House, Holloway Road, Archway N19



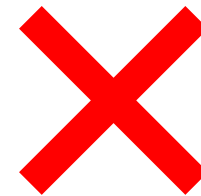
Via DPH

14 minute walk

Space for pay-off,  
divided over 2 lines

# Dwell House, Holloway Road, Archway N19

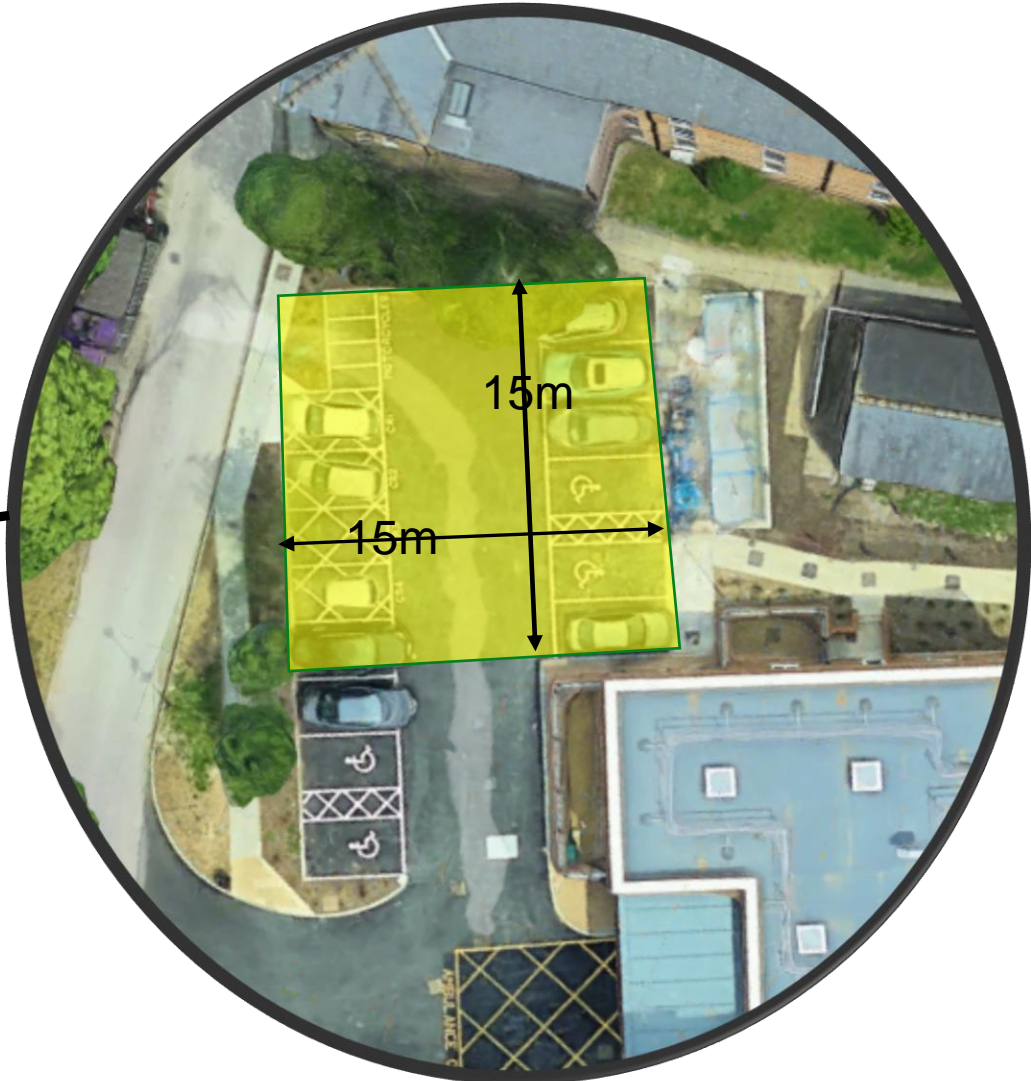
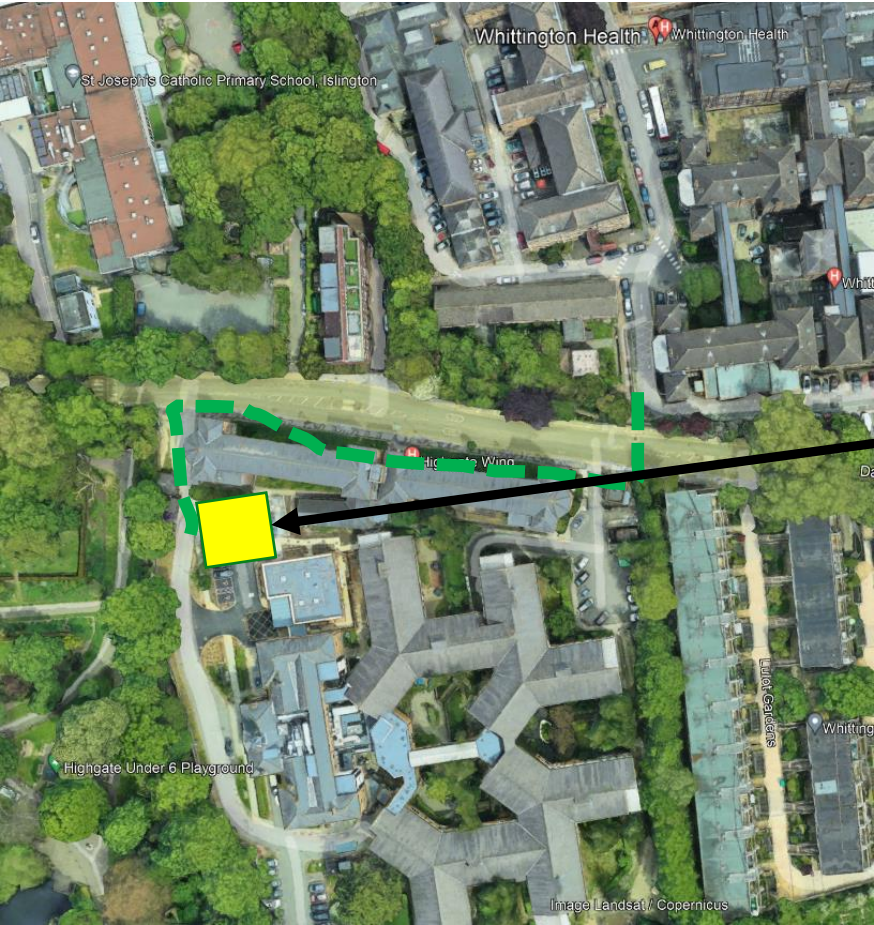
- Large property
- On the limits of feasibility for distance – only if access granted via WHT – currently not allowed under licence agreements
- Cheaper than Elthorne but more than Vorley Rd
- Building in poor state of repair so fit out maybe extensive (to be established)
- No asbestos management plan present
- Negotiations have not yet commenced
- Currently available but does have a temporary tenant.
- Unlikely to be cleared in time for the deadline.



Option  
rejected



# Highgate west carpark



Space for pay-off,  
divided over 2 lines

2 Minute walk



# Highgate west carpark

## Benefits

- 2 mins from site
- On C&I land
- Space for modular temporary buildings
- Does not require access via WHT for operatives

## Status

- Car park not available for use
- Car park currently being used for Highgate west works
- Reluctance to allow further disruption to the facility
- Will need power, water and waste (drainage) facilities
- Currently being used by another contractor for works on the existing building.



Option  
rejected

# Other options explored

- Stay at Vorley (preferred) – no easement on lease, option not available
- St Joseph's School – No space available
- Church hall and grounds – No space available
- Office space above Aldi – Sublet shared space only, not available for construction
- Residential properties – various. – limited available and change of use not permitted
- WHT nurses green – previously not accepted
- Use of the building for on site welfare – not safe and adds 16 weeks to programme (see slide deck)



# Highgate West rear – current application



1 Minute walk



Space for pay-off,  
divided over 2 lines

## Benefits

- 1 mins from site
- On C&I land
- Space for modular temporary and individual remote cabins
- Does not require access via WHT for operatives
- Agreeable with the C&I
- Low impact on the area due to the existing tree line.