Erith Riverside Centre

Public Sector / Refurbishment

Key Features:

- Offices, meeting rooms and ancillary spaces
- Works on a busy high-street, adjacent to shopping centre
- COVID-19 safeguards

Procured during the height of the COVID-19 pandemic, we were tasked with providing an external and internal alteration scheme for the London Borough of Bexley.

Situated at front of the Erith Riverside Centre, a high footfall shopping centre, we refurbished vacant ground floor offices.

Design intent was to provide new offices, meeting rooms, local group consultation rooms, kitchenettes, corridor arrangements and WC's.

Our scope of works included:

- Demolition and strip.
- New glazed shop-front and external doors.
- Internal alternations and refurbishments.
- New WC's and kitchenette.
- New finishes and fittings.
- New M&E.

Working on a High Street

Located on the high street of the Erith Riverside Centre, this site had the additional risk of being adjacent to residential dwellings.

As a result of all these properties remaining occupied during our works, as well as surrounding pavements being open to the public, interface with those around the site has to be carefully managed. This included ensuring our site work area was demarcated and segregated fully.

Obstruction of the busy Erith High Street was not permitted at any time, with the required hoarding to allow for a safe area around the new office-front construction minimised. These arrangements were submitted to the CA for approval prior to the systems being established on our site.

Client:	LB Bexley
Project Value:	£300,000
Programme Duration:	23 weeks
Architect:	Carver Haggard Architects
Quantity Surveyor:	Carver Haggard Architects

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LOGAN CONSTRUCTION

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Collaborating with other Construction Sites

An additional risk factor in this scheme were the intended works to the public realm on Erith High Street. Planned by Council's Highway Department during our construction programme, we had to ensure robust interfaces were established with the two different sites at all times. This included collaborating on hoarding strategies and the forward planning of deliveries/ collections. At all times, collaboration between our sit team, the Public Realm Contractor, Highways Project Manager and CA was promoted.

Controlling Noise, Dust and Vibration

Owing to the adjacent residences, shops and high street, mitigation of noise, dust and vibration was critical. Noise and vibration assessments were undertaken on an activity basis as the project proceeded. It was our policy to reduce noise and vibration emissions at source through careful plant selection, as well as protection through minimising exposure levels and duration. Noisy works were limited to hours which were compliant to LB Bexley policy. Moreover, these were agreed with the notice periods following acceptance of our noisy works programme. Dust was also controlled at source, with use of dust extraction units, water suppression, dust screens, dust compound (Dusmo) and tak mats. Joints in hoardings were sealed with tape to prevent any possible dust migration to other parts of the building. Proposed demolition/dismantling works were carried out in such a way to cause minimum disturbance to nearby properties and occupants.

COVID-19

Despite the COVID-19 pandemic, we were able to deliver the new facilities. To deliver to the standards of LB Bexley, our team demonstrated a collaborative, dynamic, and problem-solving approach. This included adapting to a range of new challenges, such as new infection control requirements and pressures in our supply-chain.

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