



Oriel: Next steps

Shaping our Construction Management Plan

September-October 2022



Who we are



The leading provider of eye health services in the UK and world-class centre of excellence for ophthalmic research and education.



A world-class Institute and expert in discovery science, biology and genes related to visual health and disease; pioneers development of therapies and diagnostics to support eye care.



The main fundraising and grant-making charity for Moorfields Eye Hospital and the UCL Institute of Ophthalmology, enabling cures and treatments for millions of people with eye disease in the UK and around the world.

What is Oriel?

Oriel is the joint initiative between Moorfields Eye Hospital NHS Foundation Trust, the UCL Institute of Ophthalmology and Moorfields Eye Charity that would see services move from Islington to a new, integrated centre on part of the current St Pancras Hospital site.

Our vision is to create an environment for innovation to flourish, inspiring improvements in people's sight. The new centre would be accessible and flexible, enabling us to deliver the highest clinical care and attract and retain the best ophthalmic scientists, educators and clinicians.

Our application to build the new centre was approved by Camden Council in 2022 and is now subject to approval by NHS and government regulators.



A CGI of the proposed design

St Pancras Hospital Site

'Ugly Brown Building' (to be redeveloped)

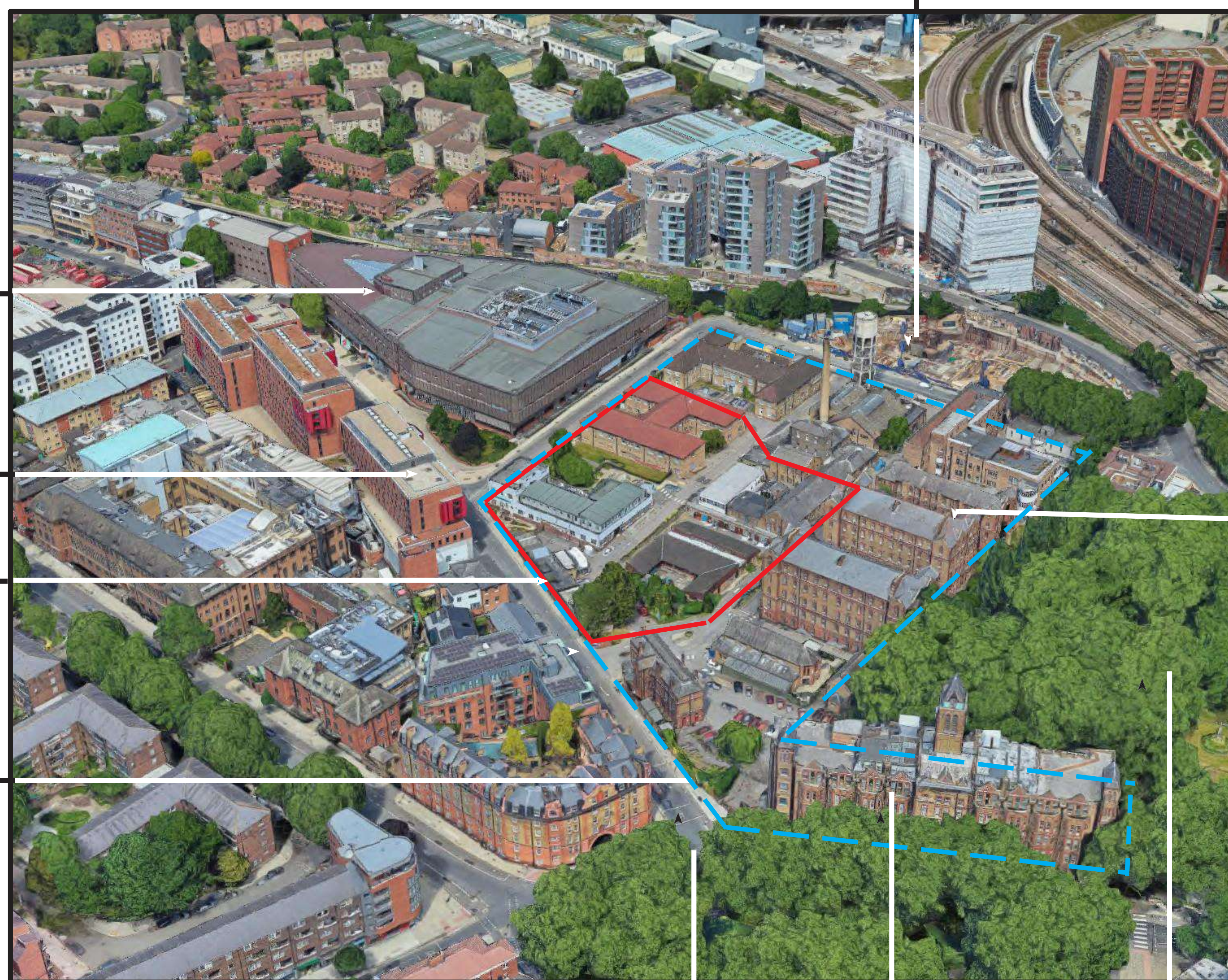
Travis Perkins/
student
residential
above

Oriel site

C&I NHS site
boundary

101 Camley Street
development (now
complete)

Existing Victorian
buildings



St Pancras Way

'South' building

St Pancras Gardens

Why are we moving?

The ageing infrastructure of the hospital and UCL Institute of Ophthalmology buildings has made integrating our services and providing world-class clinical, research and teaching facilities increasingly difficult.

By bringing together Moorfields Eye Hospital and the UCL Institution of Ophthalmology in a single location, we will be able to better integrate our services and enhance our collaborative work - ultimately providing improved care and support for the patients who need us.

What does it mean for you?

Over the coming months, we will begin the work of transforming part of the current St Pancras Hospital site into a world-leading centre for advancing eye health. Throughout the construction phases, we are committed to working closely with our neighbours and the local community - keeping everyone informed about the process and working to minimise the impact it has on those around us.



UCL Institute of Ophthalmology

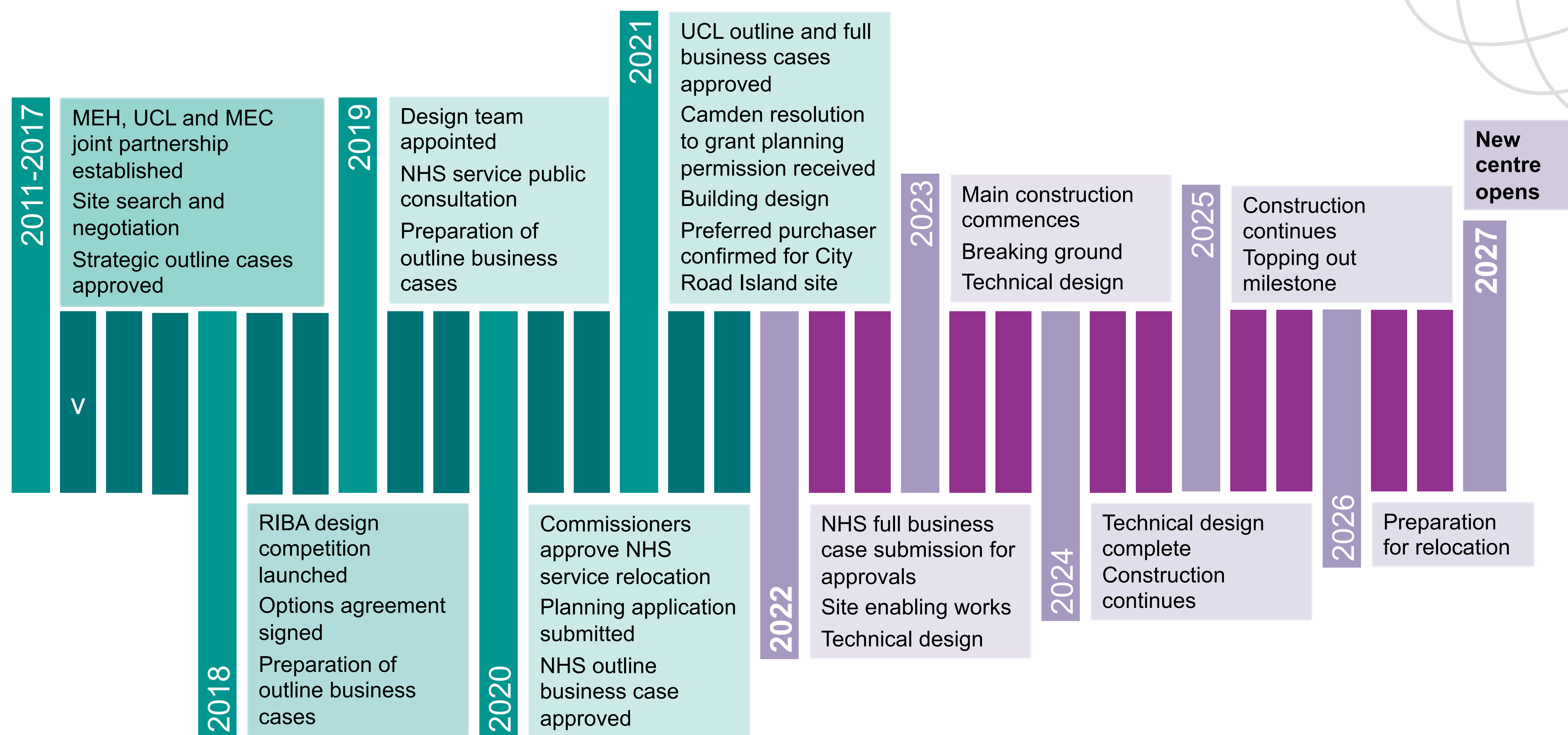


The current Moorfield Eye Hospital building on City Road was opened in 1899

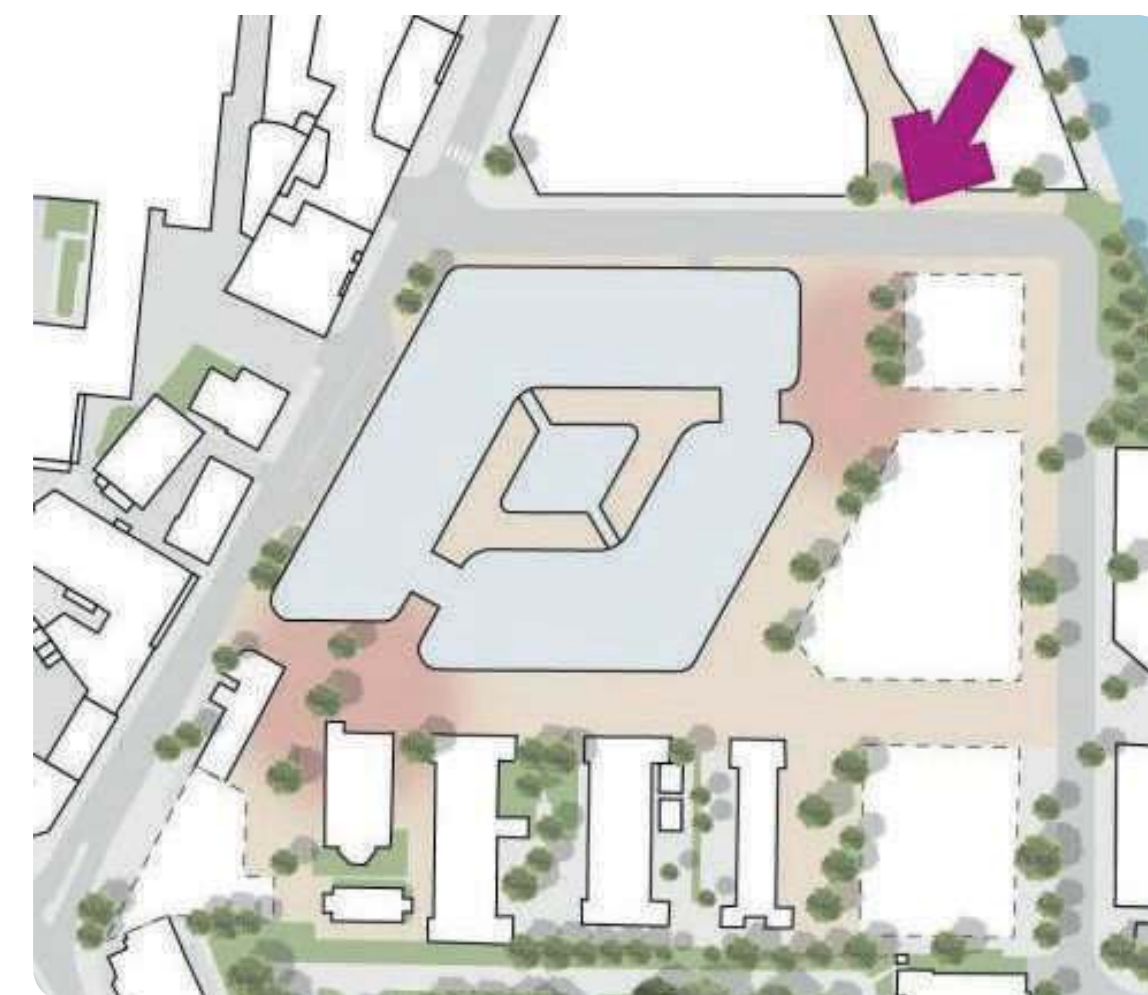
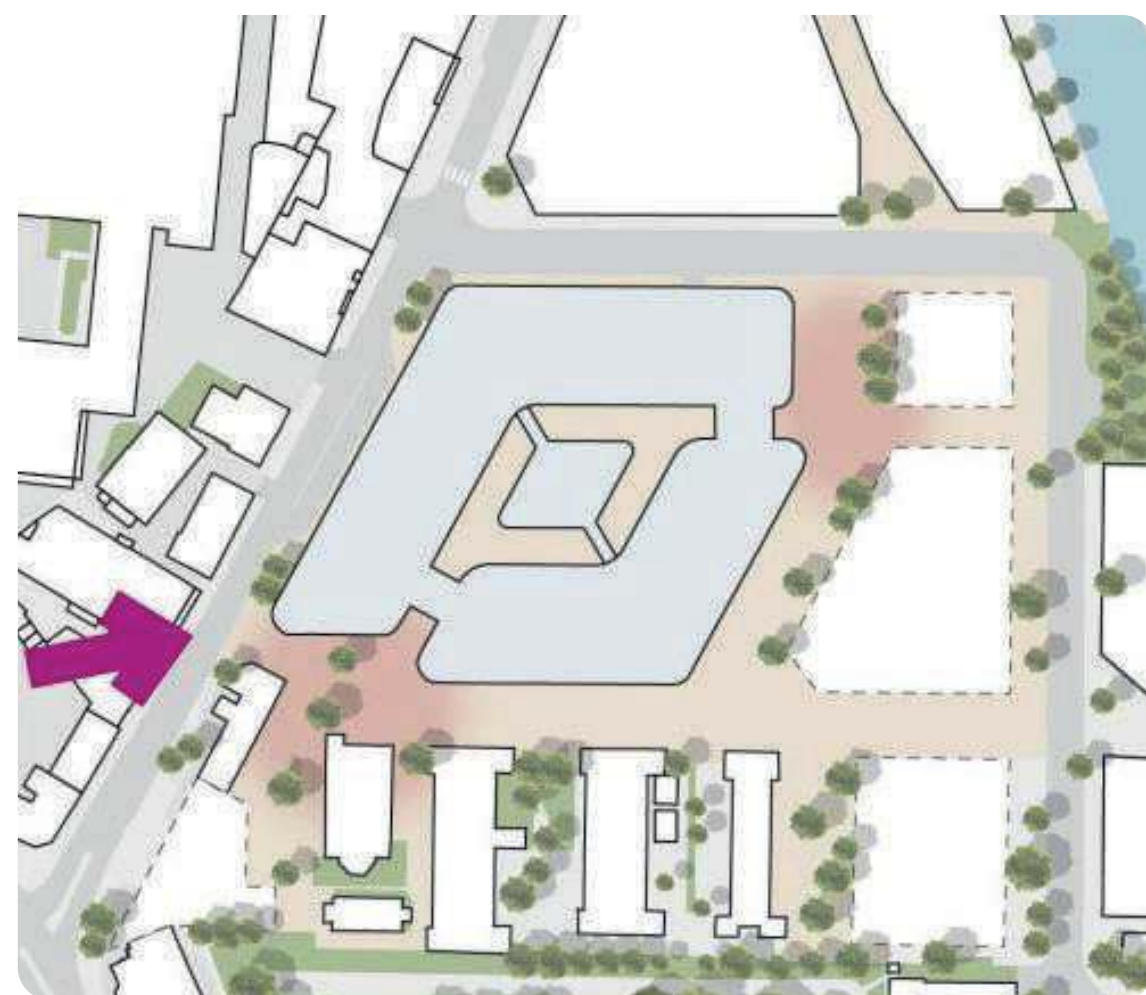


We want Oriel to deliver for patients, staff and the local community

Oriel timeline



Building Design

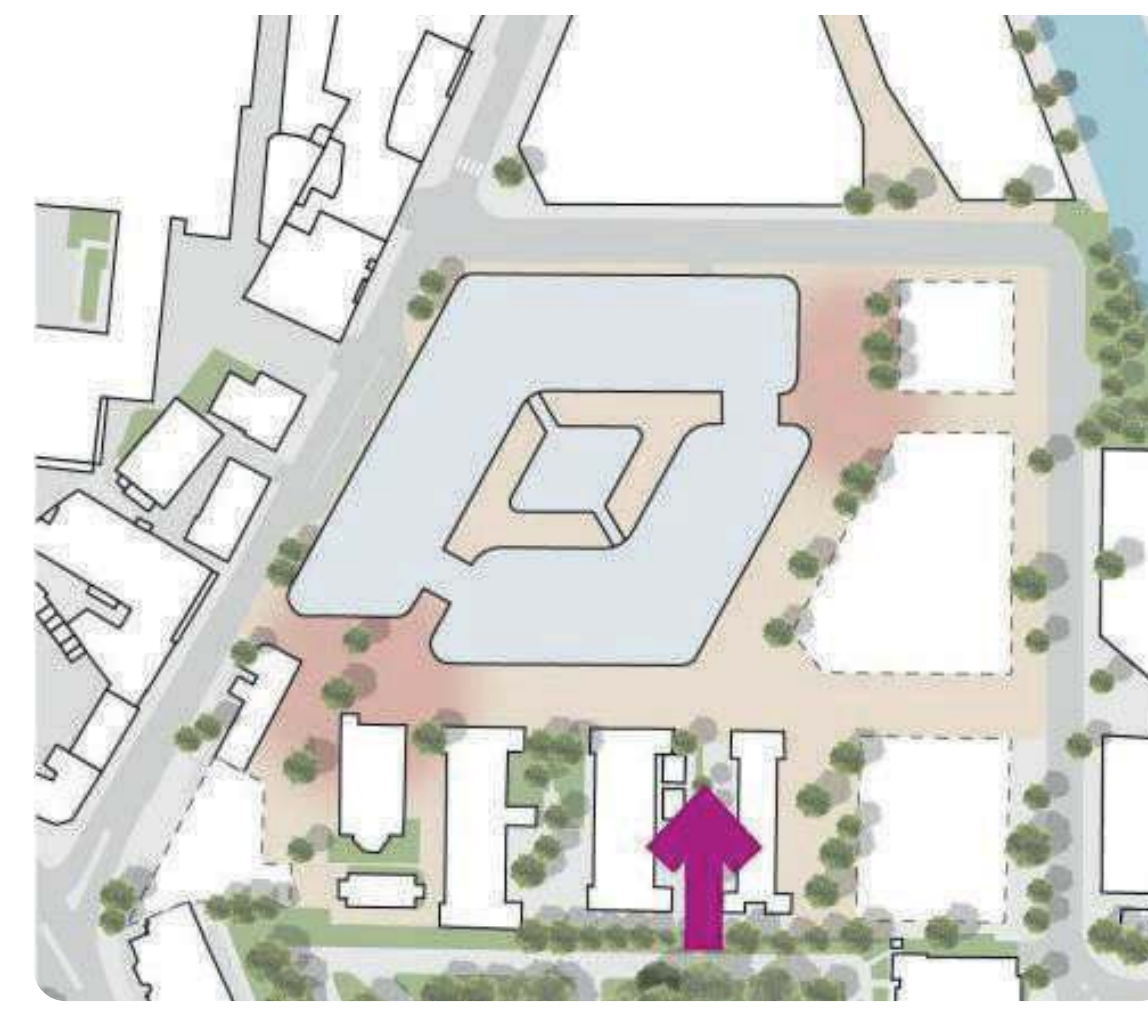
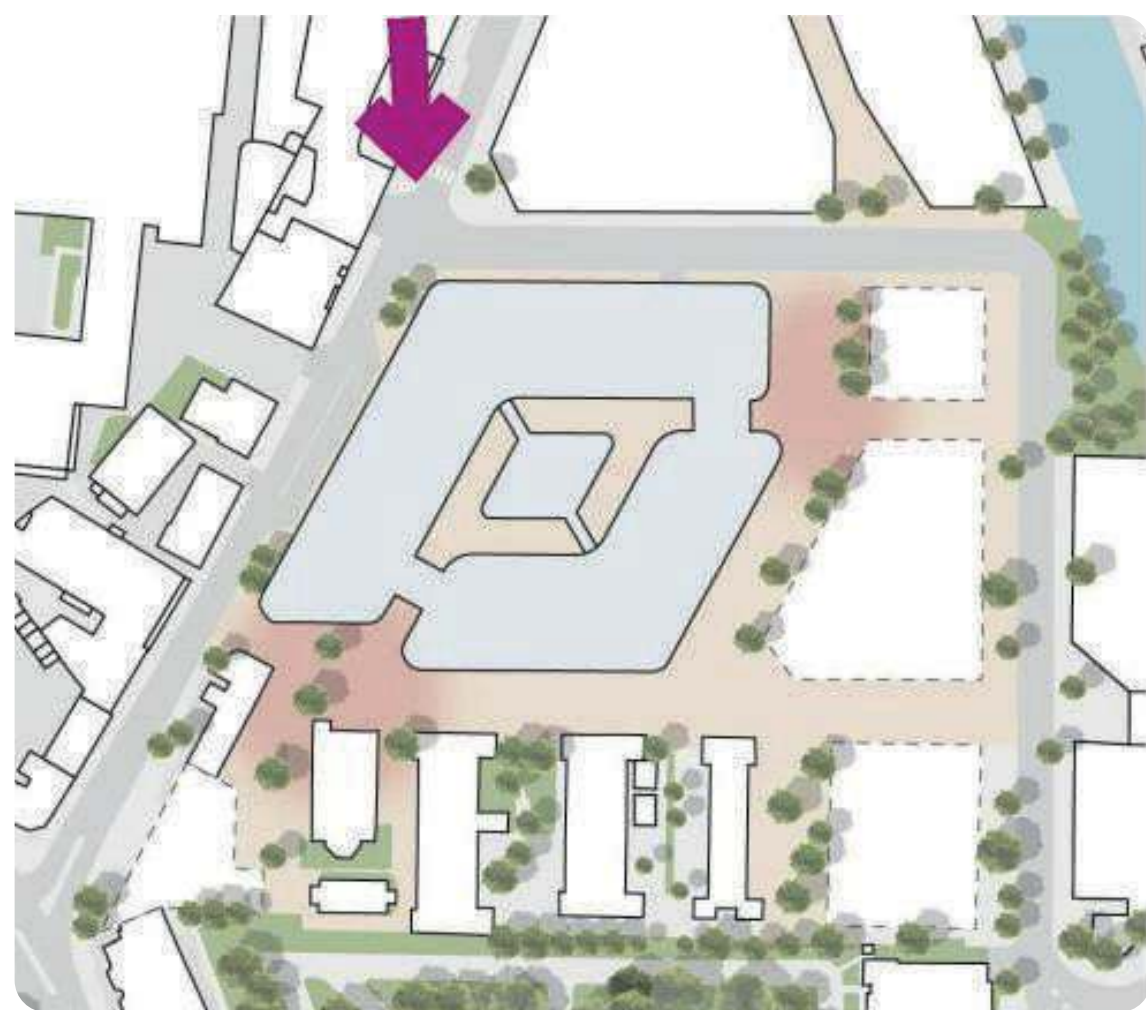


A CGI of the proposed design



A CGI of the proposed design

Building Design



A CGI of the proposed design



A CGI of the proposed design

From design to delivery: our approach

CONSIDERATION

» All works will be undertaken with patients, staff, site neighbours and the wider community at the heart of our consideration

COMMUNICATION

» We want to establish strong and lasting relationships with our new neighbours, creating clear channels of communication to ensure we understand and are responsive to local concerns or issues as they arise



COLLABORATION

» We are committed to working proactively with our new neighbours to ensure any impacts related to the delivery of Oriel at St Pancras are minimised

COMMUNITY

» We will ensure all our communications with residents, businesses, local occupiers and the wider community are accessible, timely and responsive to the needs of our new neighbours

Meet our preferred contractor



ABOUT BOUYGUES UK



Bouygues UK has been operating in the UK for over 20 years. We are an innovative business with a diverse workforce which underpins how we approach our extensive project portfolio. We believe in knowledge sharing, adopting best practices and embracing new ideas to ensure we consistently deliver the highest quality projects to our clients.

SOCIAL VALUE



At Bouygues UK, we define Social Value as activities that enhance people's lives and the communities we work in by: improving the conditions of the wider community to reduce inequality; improve wellbeing; promote inclusion and deliver prosperity for all; and support delivery against the UN Sustainable Development Goals.

To ensure that our impact is as positive as possible we have partnered with 'The Social Value Portal' and have developed a standard method of measurement of Social Value across all Bouygues UK projects. We have set ourselves a target to exceed the Social Local and Economic Value (SLEV) industry average of 20%.

SUPPLY CHAIN



With a high reliance on Small-Medium Enterprises (SMEs) we appreciate the contribution they make to local economies. We are committed to supporting them to make a difference to local employment and skills.

We work with the Supply Chain School to enable our supply chain partners have ongoing access to the vast range of resources and training modules.

Meet our preferred contractor



INNOVATION



We have built our business around innovation while adding value to complex and challenging projects. Our in-house technical team are involved in all of our projects including where we self-deliver in situ concrete, Mechanical and Engineering (MEP) prefabrications and specialist façade.

We take an innovative approach to how we do things and invest in digital initiatives such as Holobuilder, an innovative cloud-based digital imagery platform which has changed the way we work with our stakeholders and clients.

SUSTAINABILITY



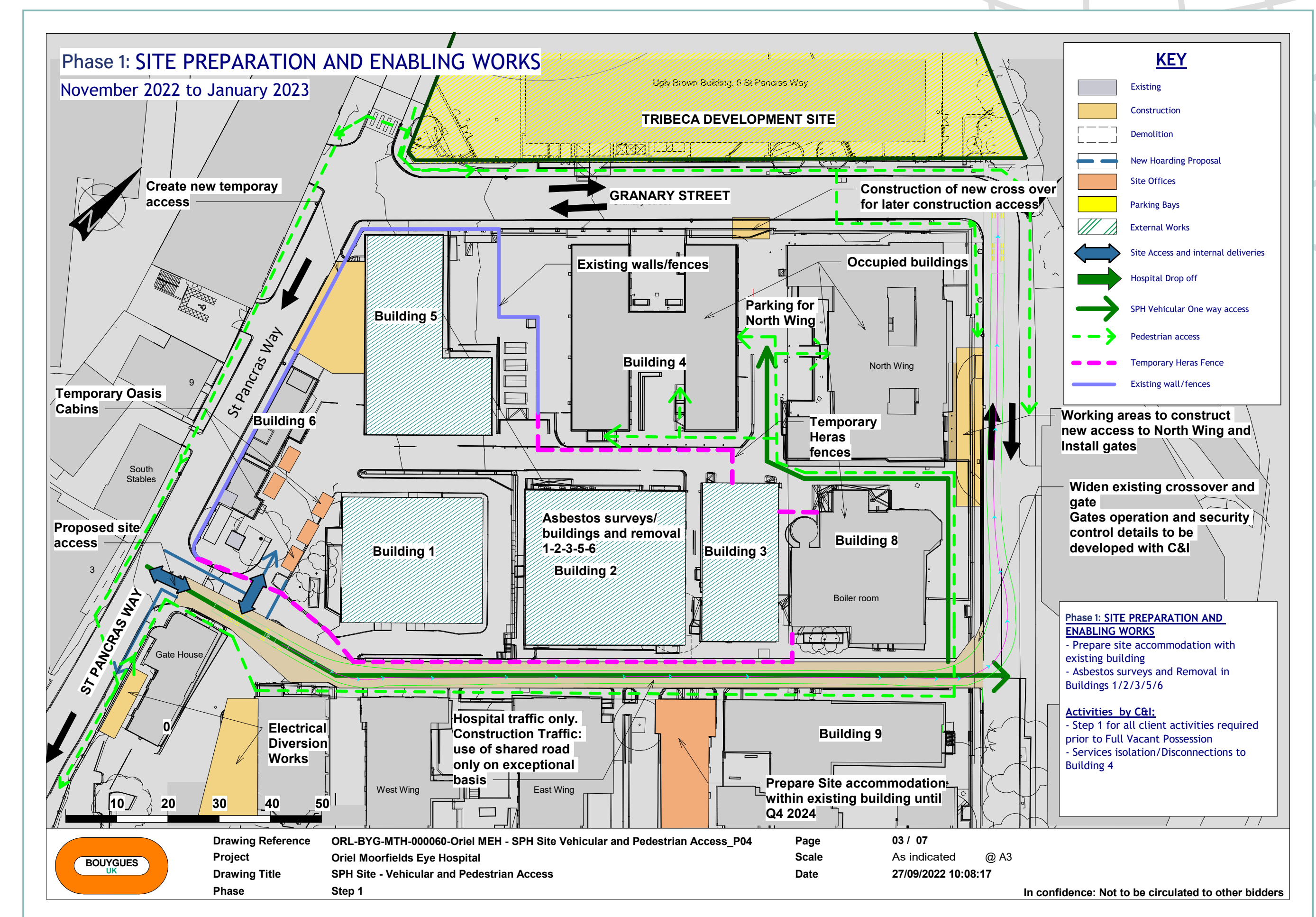
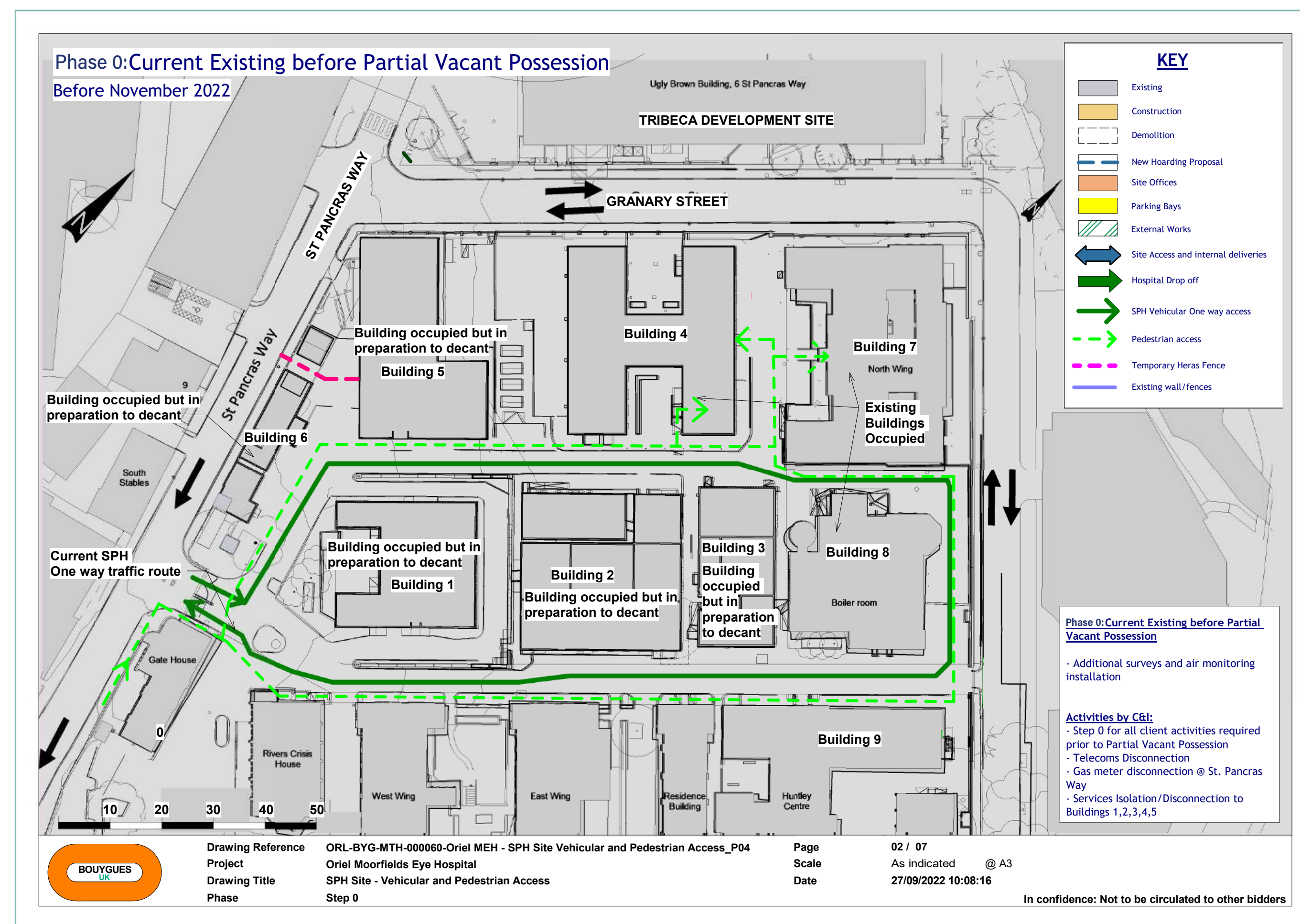
As a responsible and committed business carbon reduction has been a business priority for many years, with company wide resource dedicated to working with customers to identify a wide range of low carbon solutions.

Bouygues UK places sustainable development at the forefront of our thinking in the design and construction of our projects. We aim to be a leader in sustainable construction and energy transition to proactively preserve our planet for everyone's long term benefit.

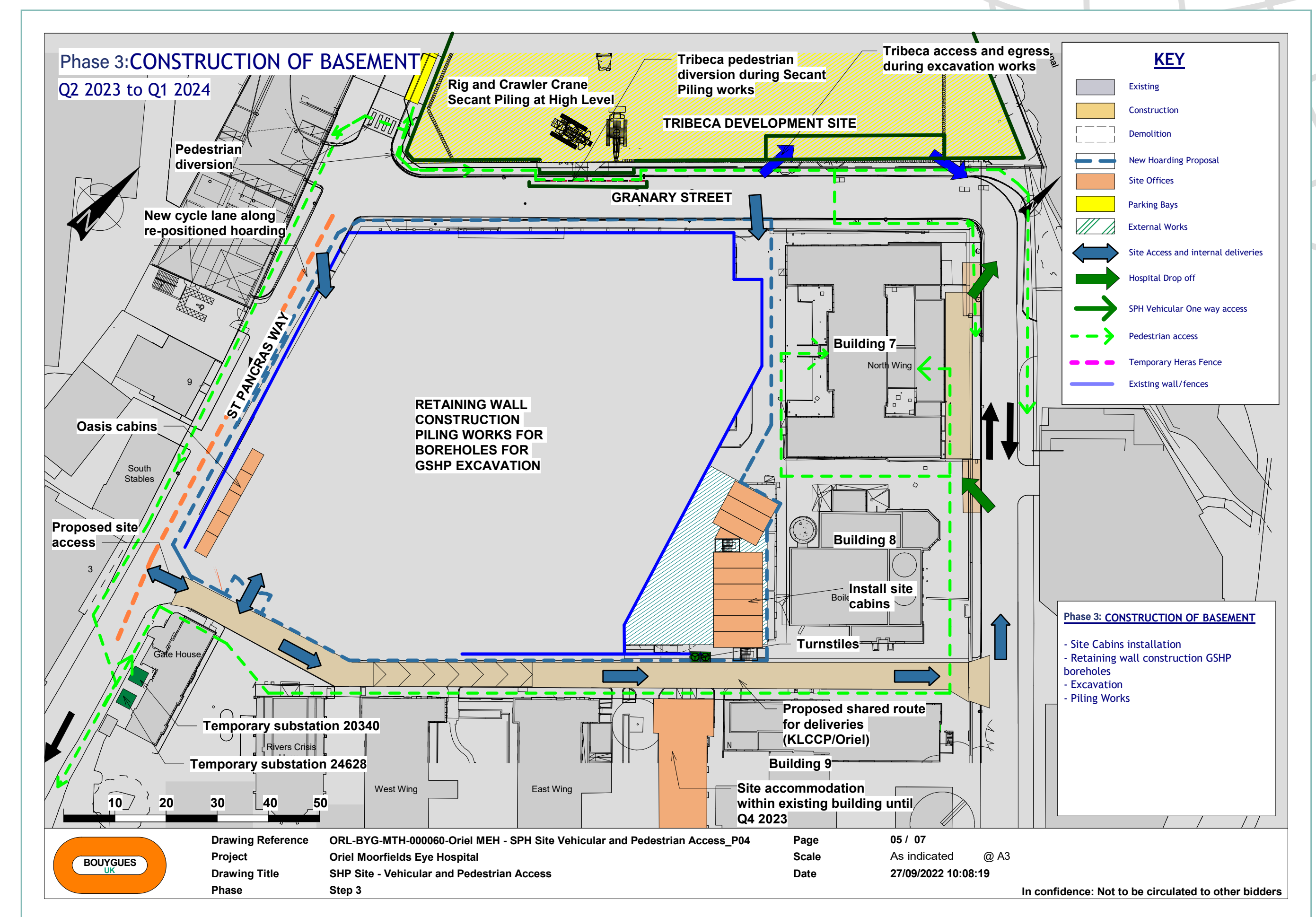
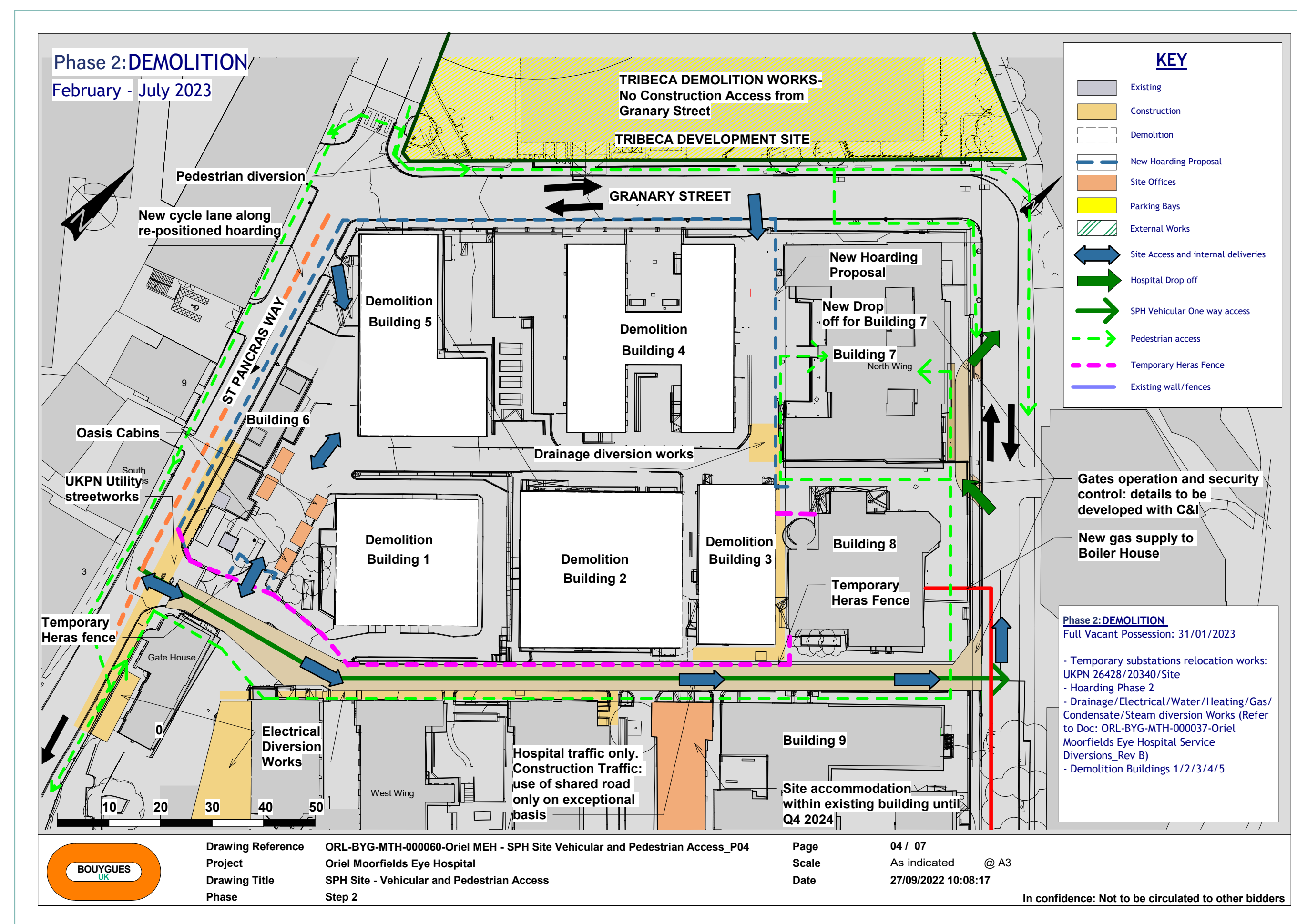
Construction Management Plan: Emerging proposals

Phase 1: Site preparation & enabling works	Phase 2: Demolition	Phase 3: Construction of basement	Phase 4: Main building frame construction	Phase 5: Façade installation and roof works	Phase 6: Fit out & commissioning	Phase 7: External works
<p>November 2022 to January 2023</p> <ul style="list-style-type: none"> » Installation of environmental monitoring systems (noise, dust and vibration) » Installation of Heras fencing enabling works prior to demolition of buildings » Redirection of pedestrian and vehicular traffic within the site » Initial site Installation including site access and welfare » Create new access for the Mary Rankin (North Wing) dialysis unit » Utilities and services diversion works 	<p>February to July 2023</p> <ul style="list-style-type: none"> » Permanent hoardings erected (internal and external to site) and replacement of some Heras fencing » Scaffolding and screens for demolition works » Utilities and services diversion works » Demolition works » Redirected traffic along Granary Street 	<p>Q2 2023 to Q1 2024</p> <ul style="list-style-type: none"> » Piling works including boreholes for Ground Source Heat Pump » Excavation works » Installation of tower cranes » Main site office installation 	<p>Q1 to Q4 2024</p> <ul style="list-style-type: none"> » Construction of infra and superstructure: concrete works » Utilities works to the perimeter of the site 	<p>Q3 2024 to Q3 2025</p> <ul style="list-style-type: none"> » Installation of external façades, atrium roof and steel frames » Delivery of large plant and equipment to the site 	<p>Q3 2024 to project completion</p> <ul style="list-style-type: none"> » Internal fit out works » Tower cranes dismantling » Commissioning works 	<p>Q4 2025 to project completion</p> <ul style="list-style-type: none"> » External hard and soft landscaping » Removal of welfare and site offices

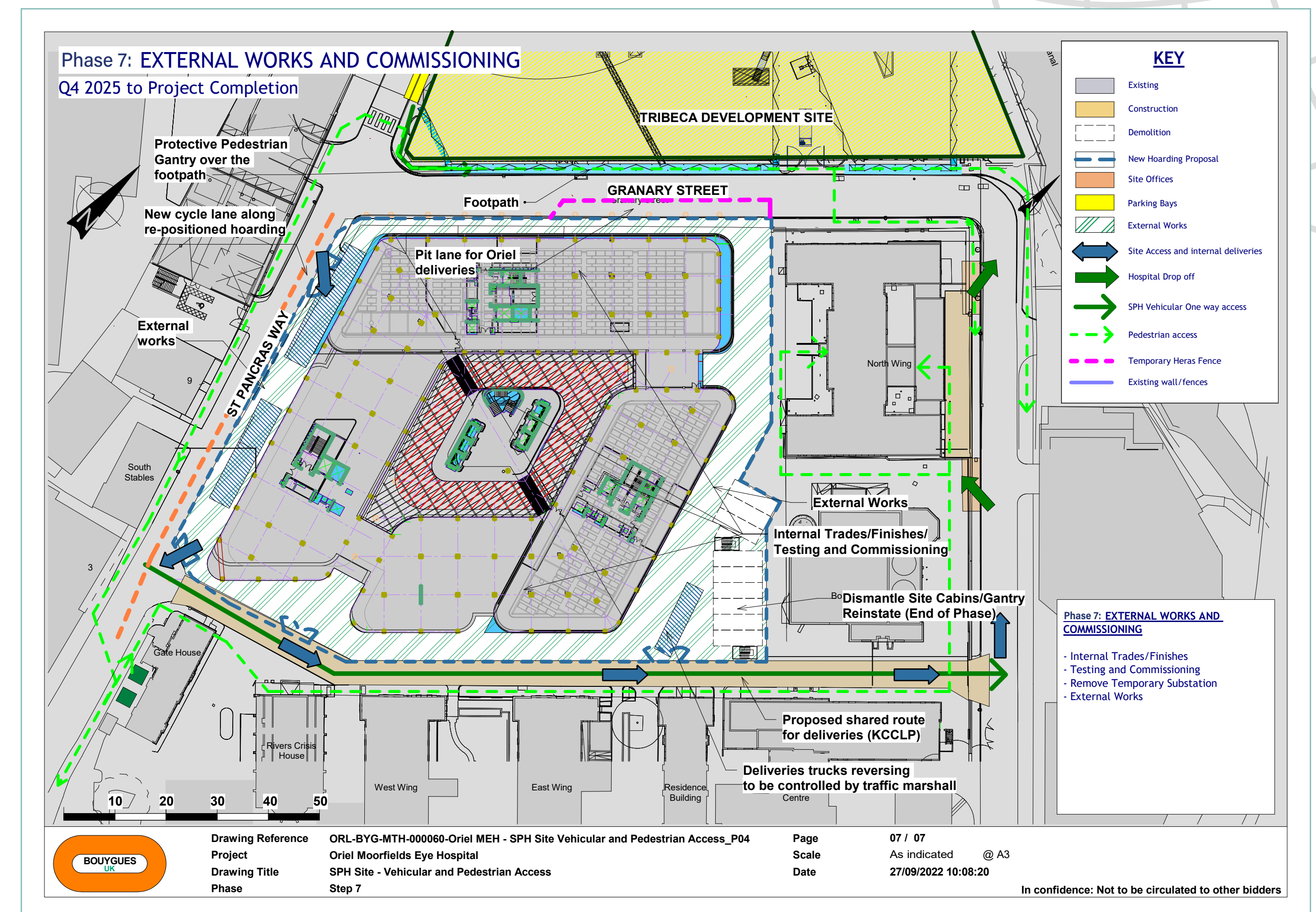
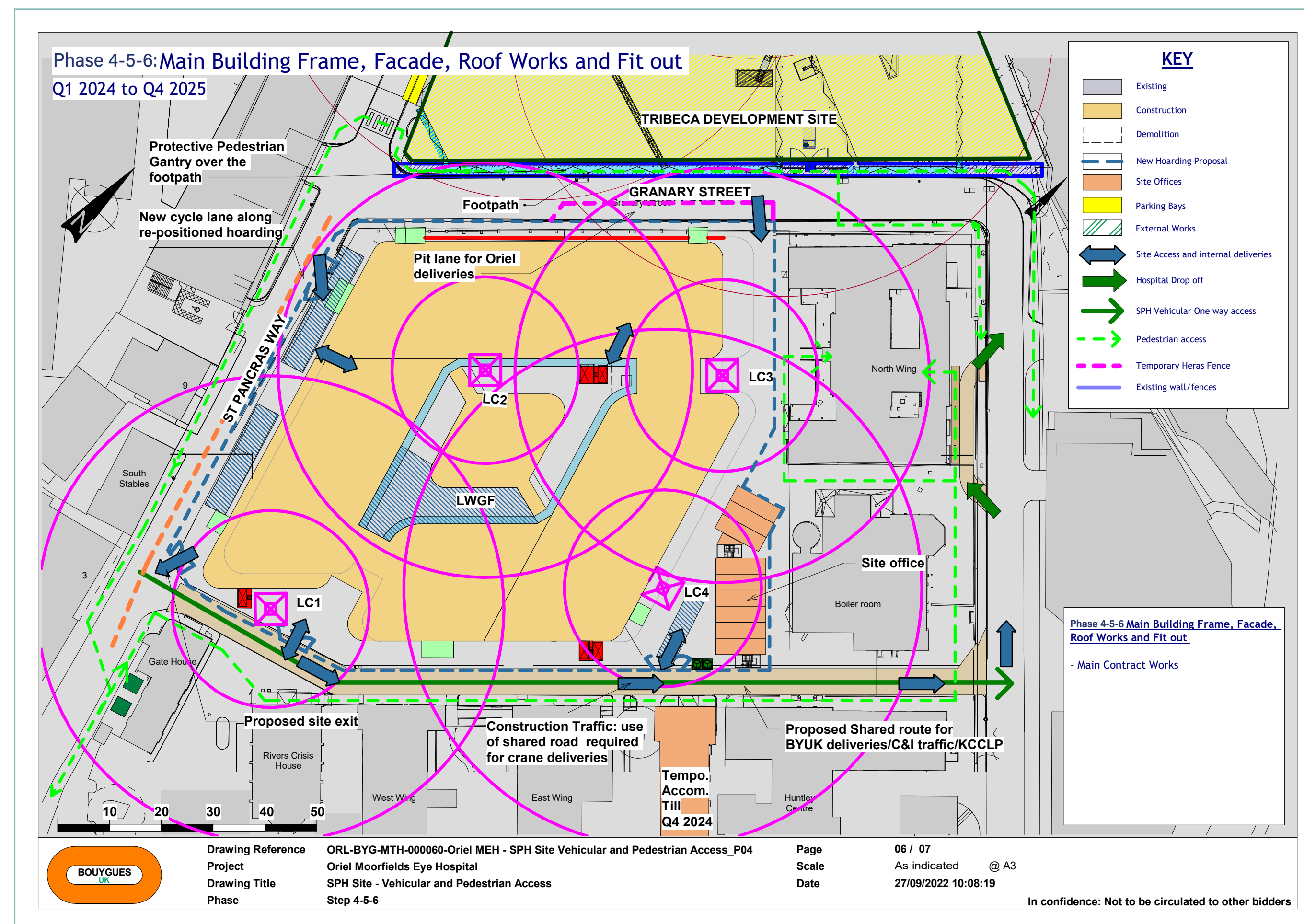
Construction Management Plan: Next phases



Construction Management Plan: Next phases



Construction Management Plan: Next phases



Mitigation Measures



CONSTRUCTION TRAFFIC

- » A construction traffic management plan will be put in place
- » Traffic management team will always be on site and readily identifiable
- » Appropriate signage will be installed
- » All vehicle movement will be managed and follow traffic marshal instructions



ROUTES

- » Large vehicles will make use of the TRLN from the Motorway Network into Central London with the principle route being the A501 then A201 to the site. This will avoid cross London N- S journeys. Smaller vehicles such as vans will make use of the Borough Principle Road Network.
- » Vehicle routes will be discussed and agreed with suppliers and contractors in advance at the pre-start meeting, and the agreed traffic routing included in all sub-contracts and supply orders. Any changes to the plan will be communicated through further meetings to ensure that the use of residential and minor roads is prevented.



CYCLISTS/ PEDESTRIANS

- » The cycle lane will be reprovided along St Pancras Way, where relocated, cycle lanes will be clearly defined and segregated from traffic lanes
- » Appropriate signage will be installed at all areas where pedestrians may encounter construction vehicles; traffic marshals will be stationed at areas where signage is deemed insufficient

Minimising our impact



WORKING HOURS

- » On-site works will take place within the agreed hours:
8am – 6pm Mondays to Fridays; 8am – 1pm on Saturdays; No work on Sundays or Public Holidays
- » Vehicles may be permitted to arrive at site before 8.00am if they can be accommodated on site. Where this is the case they must then wait with their engines switched off
- » All deliveries will be booked via our online system to ensure that deliveries arrive at the correct part of site and at the correct time



AIR QUALITY



DUST/DIRT

- » Monitors will be placed around the site to monitor dust levels remain within acceptable ranges throughout the construction phase
- » Dust levels will be closely tracked using continuous real-time monitoring systems and immediate action taken to rectify any issues
- » Vehicles parked within the site, outside working hours, will have their engines switched off



NOISE

- » We are committed to working within Camden Council's targets for construction-related vibration
- » A receptor will be placed around the site to monitor vibration levels remain within acceptable ranges throughout the construction phase
- » Site neighbours will be notified in advance of any works that will have a significant impact



VIBRATION

Minimising our impact

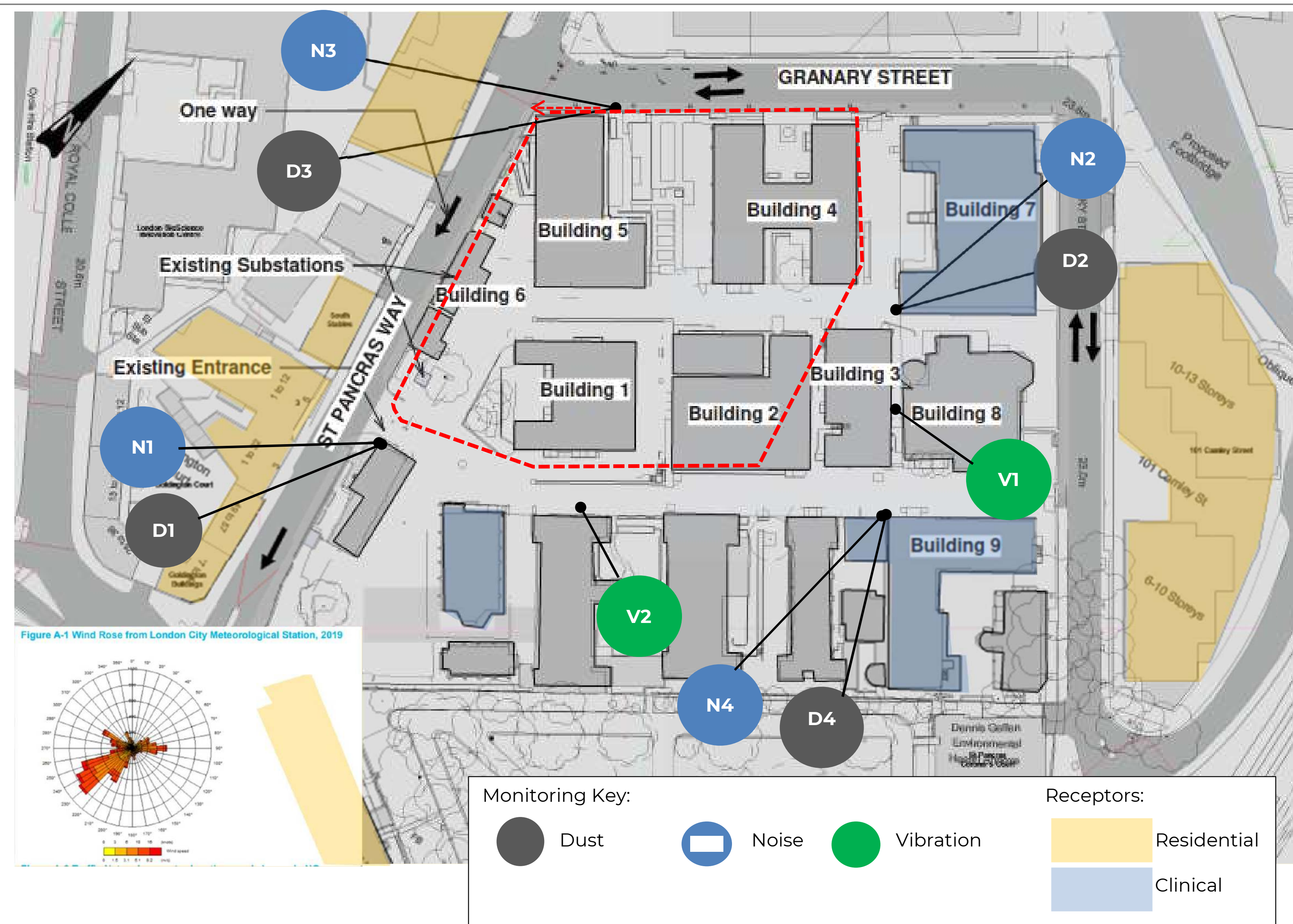


Minimising our impact

MONITORING LOCATIONS

Site Plan showing receptors and proposed monitoring locations

06 September 2022



We want to hear from you

To ensure our plans work for residents and the local community, we want to hear from you. We are committed to continuing to work closely with our new neighbours to minimise future disruption during the delivery of Oriel on part of the current St Pancras Hospital site.

Following these series of meetings, we will provide an update on how your feedback has helped shape our approach before submitting our plan to Camden Council. A detailed newsletter with all the final details of the first draft CMP will be distributed to the community.

Please also fill in our survey to tell us how you prefer to be updated with any new information.

If you require more information on the CMP please contact us!

Get involved



Virtual Webinar

Join our virtual webinar meeting to learn more about the next phases of Oriel.

SIGN UP AT:
www.oriel-london.org.uk/get-involved



Online Survey

Complete our online survey to help us understand what matters to you.

**ACCESS OUR
SURVEY**

