




SITE DIARY 20/21  
80 CHARLOTTE STREET




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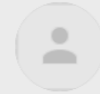
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**Charlotte Hitchens** <charlotte.hitchens@watermangroup.com>

Tue, Oct 27, 2020, 3:39 PM

to Brandon, me

Thanks Brandon and Kamilya,

I spoke to site and they are super relaxed and would be happy to have you whenever suits us. Id suggest we stick with next week, Tuesday would be good for me. I'm putting together a pack of drawings and information for you to go through that will hopefully answer the majority of the questions on those documents. I may have to wetransfer them as there are some big files!

Charlotte Hitchens

**Graduate Engineer**  
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Environment before printing this e



MAKING SENSE OF THE SITE

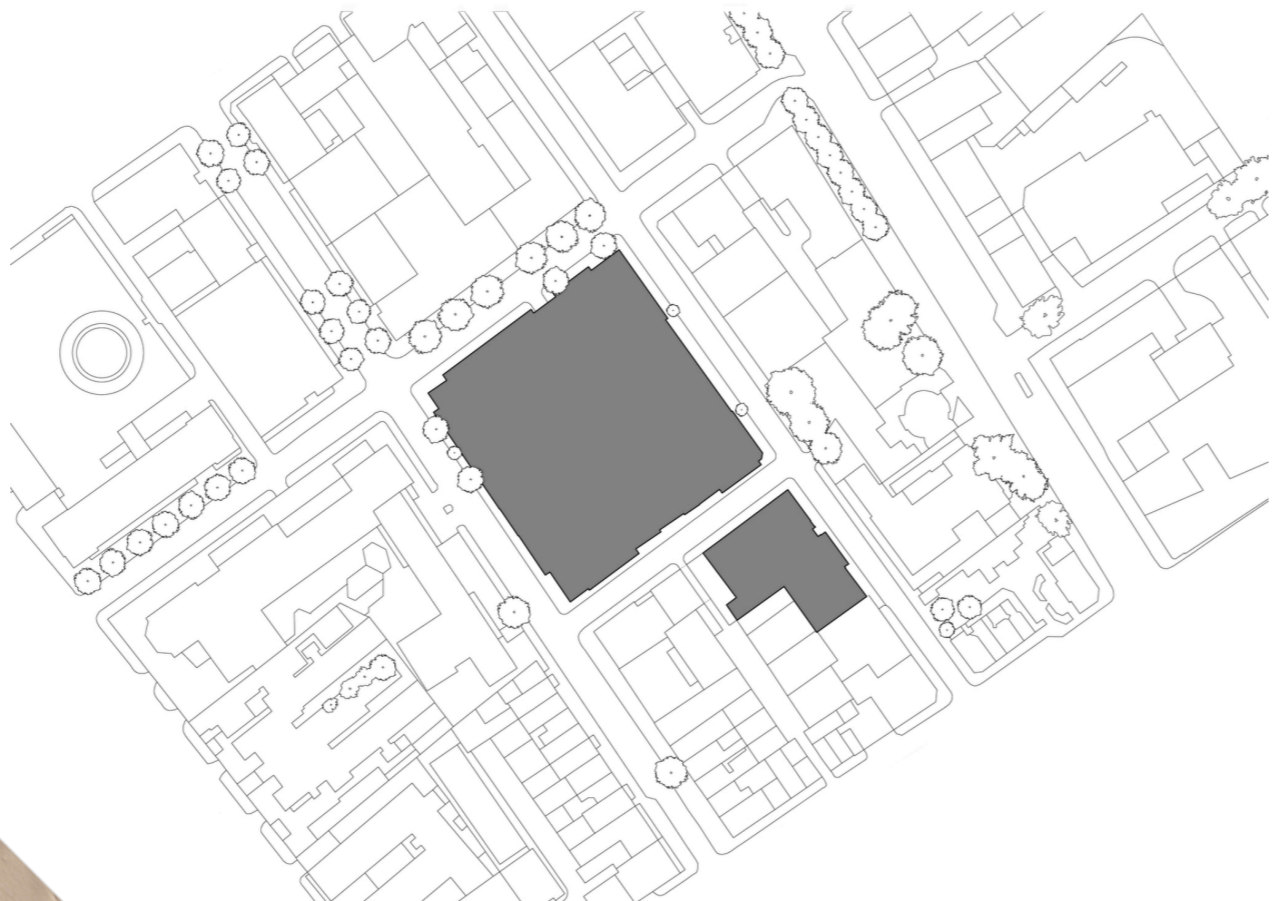




# MAKING SENSE OF THE SITE

The site is located at 80 Charlotte Street, W1T 4QS, London, UK. The purpose of the building is the block of workspace, 55 new apartments, a café, a restaurant and the new Poets Park on Chitty Street. The site has formerly been known as Saatchi & Saatchi, and has been refurbished in 2016-2019 by Derwent London.

The project originated from the Derwent London group's desire to design a building that they specialise in- offices and living properties. Derwent London is the client for the whole building, however me and my partner are looking at the fit out project of the building which was commissioned by the Boston Consulting Group to carry structural modifications on the building like holes in the floor for pods and a massive spiral staircase.



The fitout project started in July 2020 and is planned to be finished by April 2021.



The building itself costs a little under £ 200 million. However we were not told the value of the fit out contract; based on the research high specification category fit out value averages up to 139 per sq ft, in our case the fit out is 4900 sq meter which sums up to £ 7.4 million. Taking into account the impressive size of the staircase, the predicted contract value might be a little more than £ 8 million.

University of Westminster

BT Tower

80 Charlotte Street

Euston Train Station

Ablestock Financial Planning LLP

University College Hospital

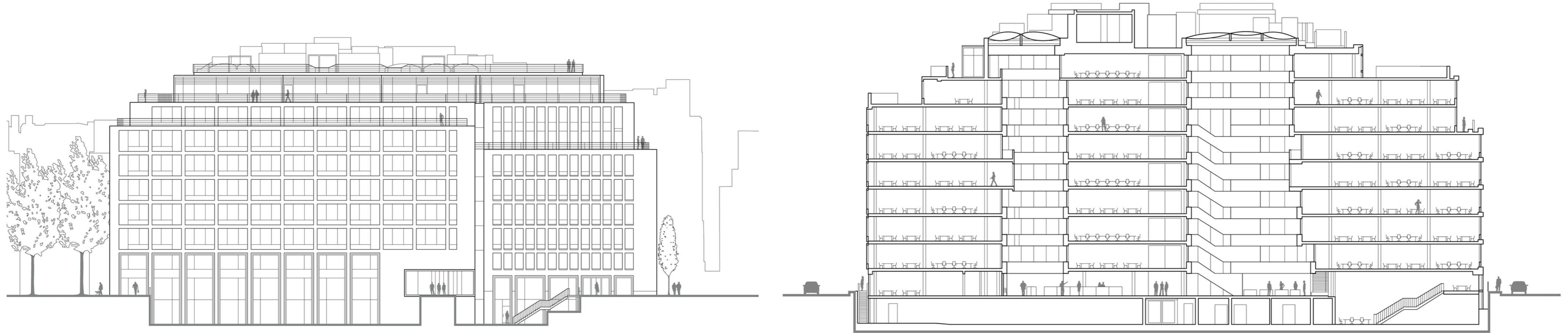
Halo Building



1.01-1.04



# MAKING SENSE OF THE SITE



East Elevation and Section Drawings by  
Make Architects



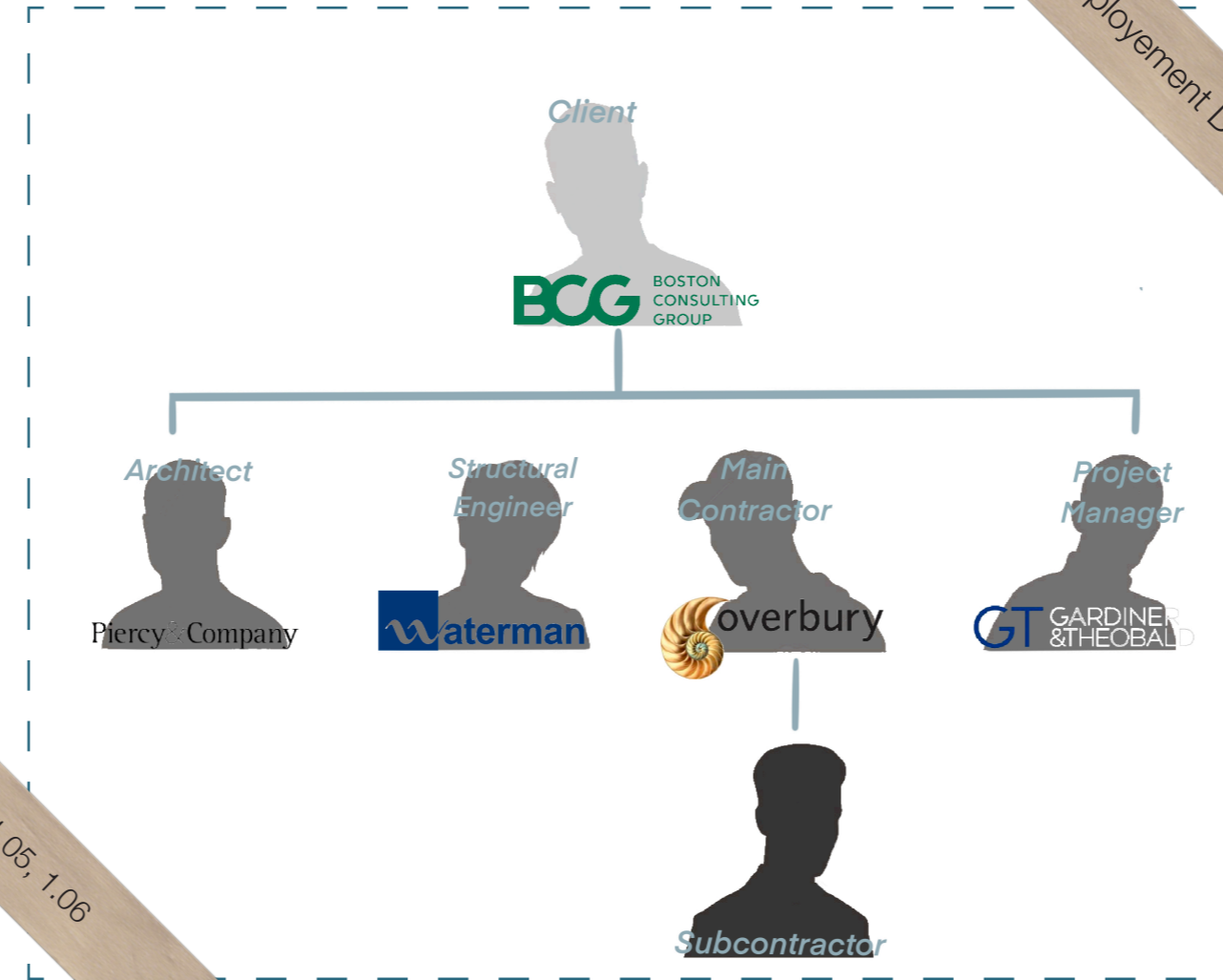
# MAKING SENSE OF THE SITE

## List of Companies Involved

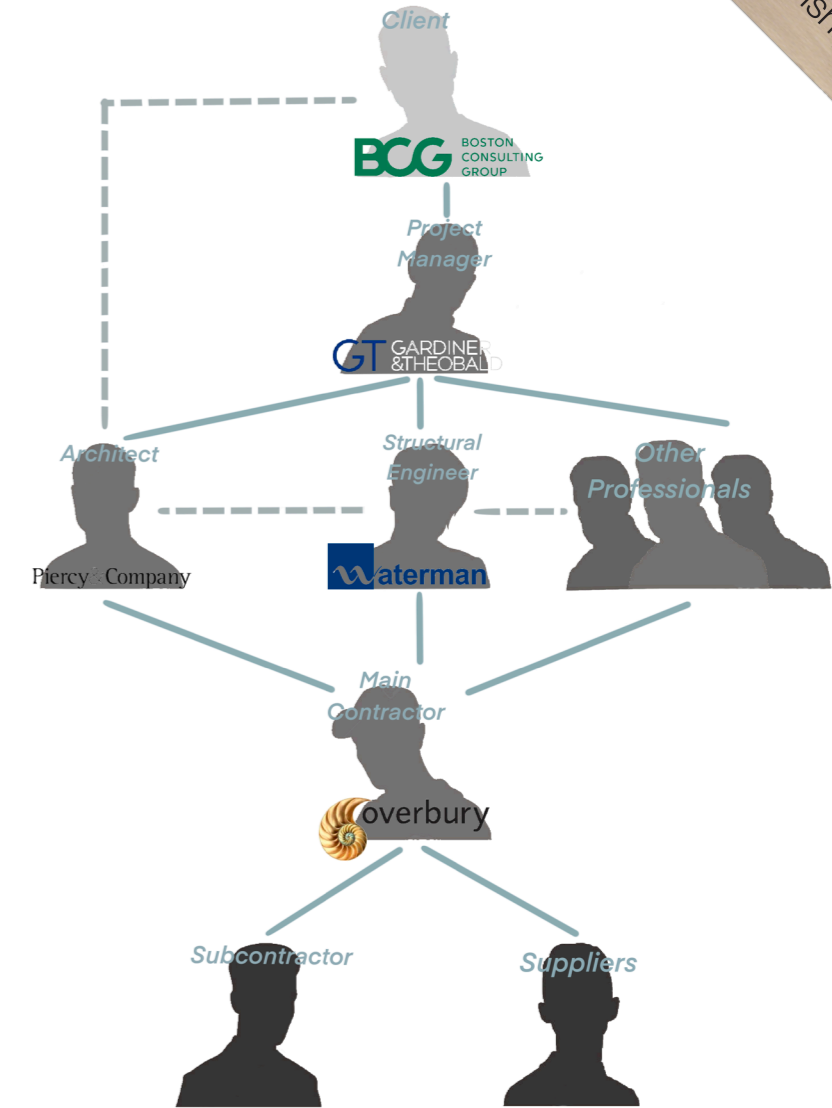
MAKE Architects  
 Derwent London  
 Waterman Group  
 Boston Consulting Group,  
 Overbury  
 Piercy and Company  
 Gardiner & Theobald  
 Troup Bywaters + Anders  
 Core Five  
 Sandy Bown  
 PTS Consulting  
 MLM Building Control Limited  
 Arup Fire  
 Barton Willmore  
 DP9

## List of Key Professionals

Architect  
 Building Client  
 Structural Engineer  
 Fit-out Client  
 Contractor  
 Interior Architect  
 Project Manager  
 MEP Engineer  
 Cost Consultant  
 Acoustic Consultant  
 IT and AV Consultant  
 Principal Designer and Approval Inspector  
 Fire Engineer  
 Landscape Architect  
 Planning Consultant



1.05, 1.06





# MAKING SENSE OF THE SITE



**STRUCTURAL ENGINEER**  
WATERMAN

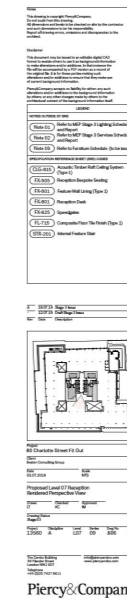
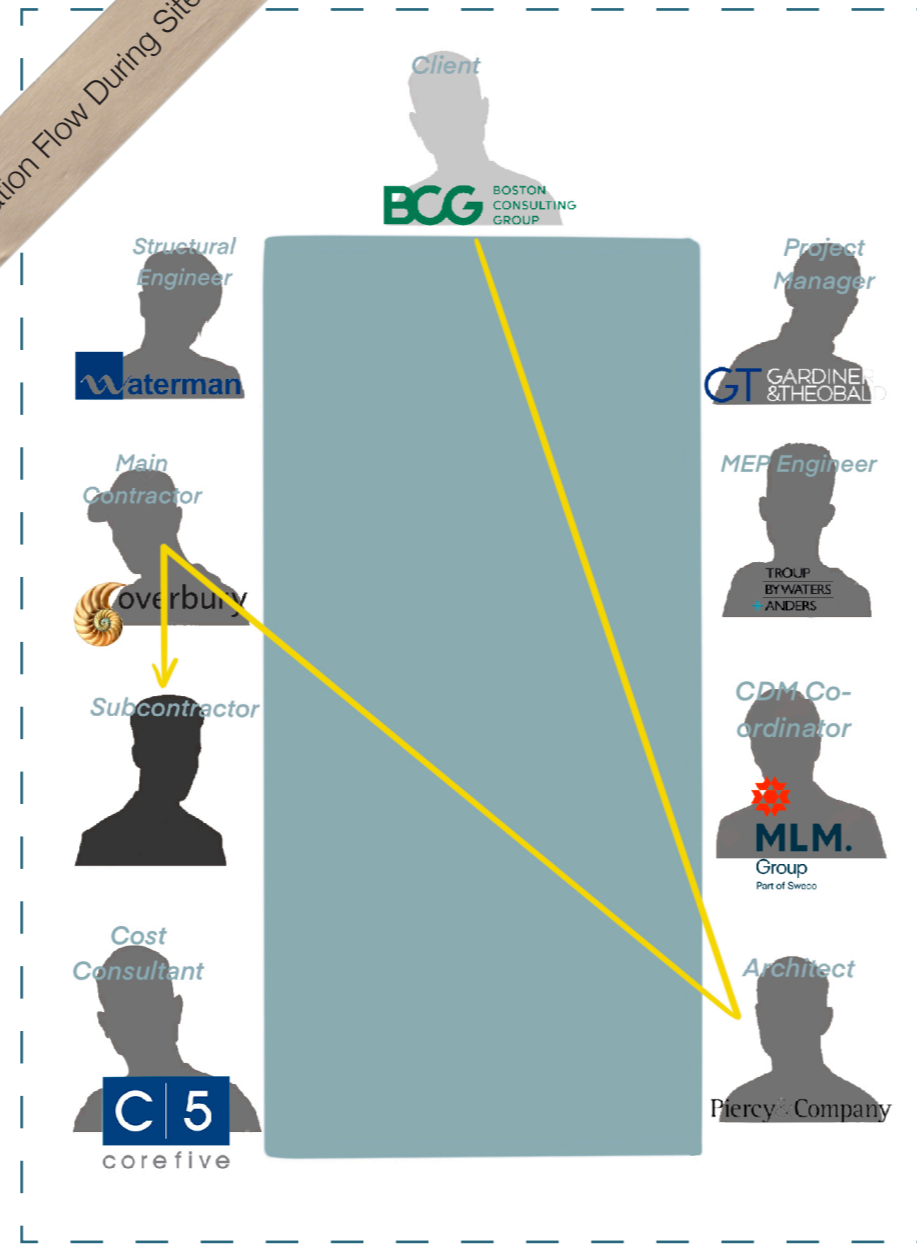
Charlotte Hitchens is a Structural Engineer and our main contact on the project. She was appointed by the BCG to design and implement temporary structural works.



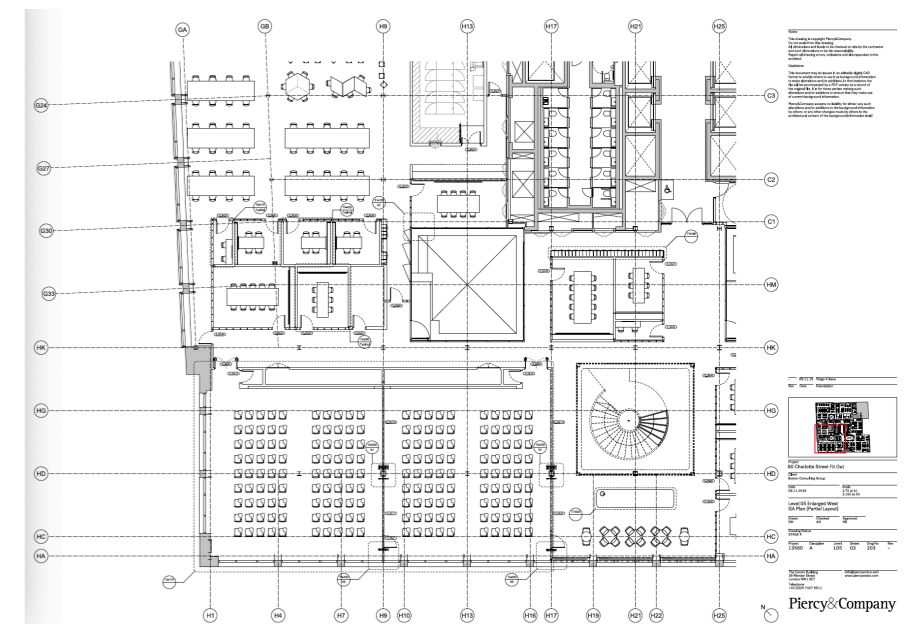
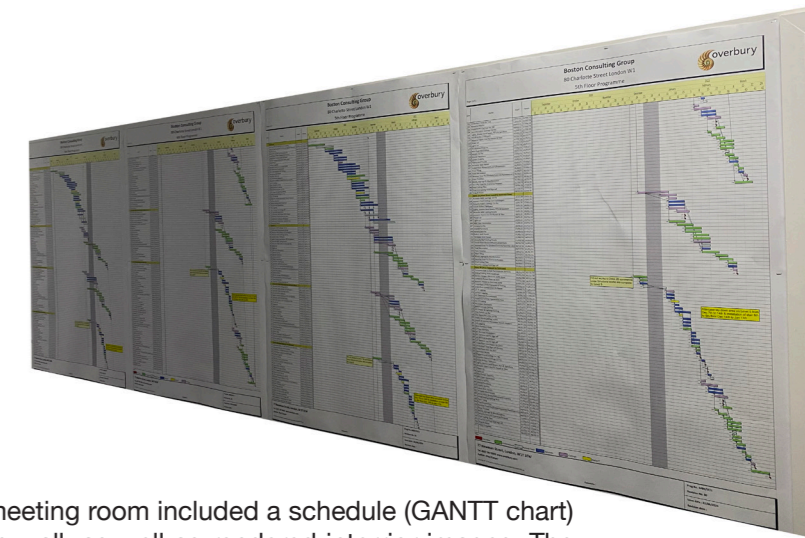
**SENIOR ARCHITECT**  
PIERCY & CO

Isabel de la Mora Mier is a Senior Architect of the fit out project, she is responsible for conceiving a project's overall design. Firstly, she interpreted a client's needs, analysed the building site and surrounding environment, as well as considered the budget. Afterwards she created a design within these parameters. In this case she was appointed to design fit out parts, like the staircase and the pods. Her role is to oversee the construction and clarify designs where necessary.

Information Flow During Site Work

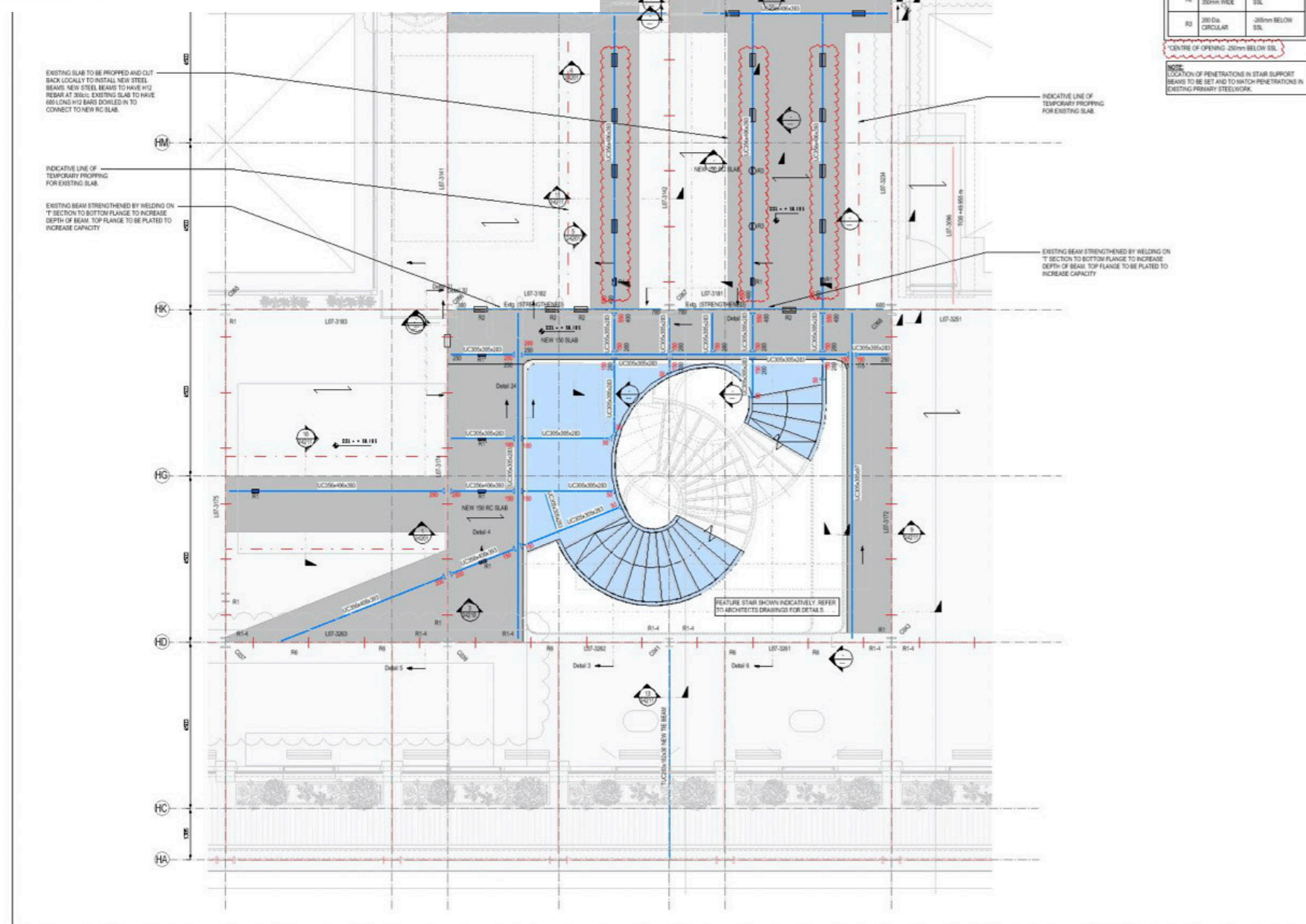


The meeting room included a schedule (GANTT chart) on the wall, as well as rendered interior images. The meeting room also had various materials that were and were not approved by the design team for usage. Me and my partner were not able to attend any meetings but we assume that the meetings refer to the latest revised drawings by architects and contractors.





# MAKING SENSE OF THE SITE



REF	DIMENSIONS	POSITION OF CENTRE
R0 TAG	150mm DEEP x 250mm WIDE	250mm BELOW SSL
R1	150mm DEEP x 250mm WIDE	250mm BELOW SSL
R2	150mm DEEP x 250mm WIDE	250mm BELOW SSL
R3	200 Dia CIRCULAR	250mm BELOW SSL

NOTE: CENTRE OF OPENING 250mm BELOW SSL.

NOTE: LOCATION OF PENETRATIONS IN STAIR SUPPORT BEAMS TO BE SET AND TO MATCH PENETRATIONS IN EXISTING PRIMARY STEELWORK.

### GENERAL NOTES

The drawing should not be used. Dimensions to be verified on site. All dimensions are in millimetres unless otherwise stated. All work shall be carried out in accordance with the provisions of BS 5400-1:2000 and BS 5951:2000. The contractor shall be responsible for ensuring that all work is carried out in accordance with the provisions of BS 5400-1:2000 and BS 5951:2000. The contractor shall be responsible for ensuring that all work is carried out in accordance with the provisions of BS 5400-1:2000 and BS 5951:2000.

**KEY**

- DENOTES EXISTING STEELWORK
- DENOTES NEW STEELWORK STAIR SUPPORT BEAMS & TRIMMERS
- DENOTES NEW 150 RC SLAB
- DENOTES EXISTING HOLES THROUGH EXISTING BEAMS
- DENOTES NEW HOLES THROUGH NEW / EXISTING BEAMS

ALL CONNECTIONS FOR STAIR SUPPORT BEAMS AND STAIR OPENING TRIMMER BEAMS TO BE DESIGNED FOR THE FOLLOWING ULS LONGING ULS:

$F_u = 50kN$   
 $F_t = 50kN$   
 $F_c = 100kN$   
 $M_u = 0kNm$   
 $M_c = 0kNm$

$777 \times 56.6kN$   
 $777 \times 56.6kN$

**MEMBER END FORCES KEY**

CON	20.03.20	CONTRACT ISSUE	LM
REV	20.12.18	ISSUED FOR TENDER	LM
PRO	13.12.18	REBAR LAYOUT REVISED AS CLARIFIED	LM
PRO	06.12.18	REBAR TENDON TENSIONS ADDED	STC
PRO	08.11.18	DETAILED DESIGN	STC
DES	08.08.18	DESIGN	STC

80 CHARLOTTE STREET

FEATURE STAIR 7TH FLOOR

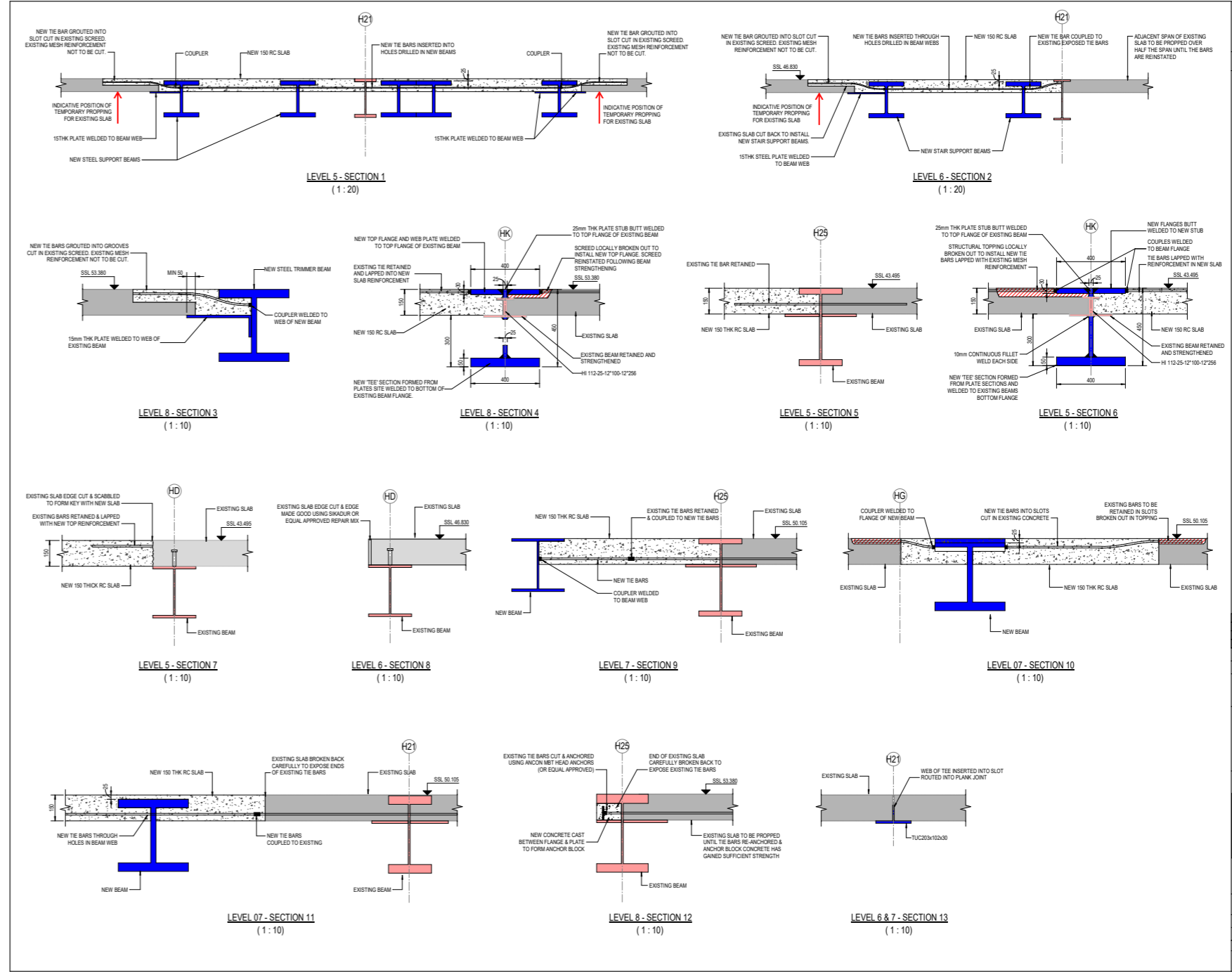
BOSTON CONSULTING GROUP

Pickfords Wharf, Clerk Street, London, SE1 9DU  
 +44 (0) 20 7928 2268  
 info@bcggroup.com www.bcggroup.com

**CONTRACT ISSUE**

Contract No: STR15028  
 Issue No: NOV 2019  
 Issue Description: As indicated

STR15028-WSL-ZZ-DR-S-24207 C01



### GENERAL NOTES

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PRO	08.11.18	DETAILED DESIGN	STC
DES	08.08.18	DESIGN	STC

80 CHARLOTTE STREET

FEATURE STAIR SECTIONS & DETAILS

BOSTON CONSULTING GROUP

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 +44 (0) 20 7928 2268  
 info@bcggroup.com www.bcggroup.com

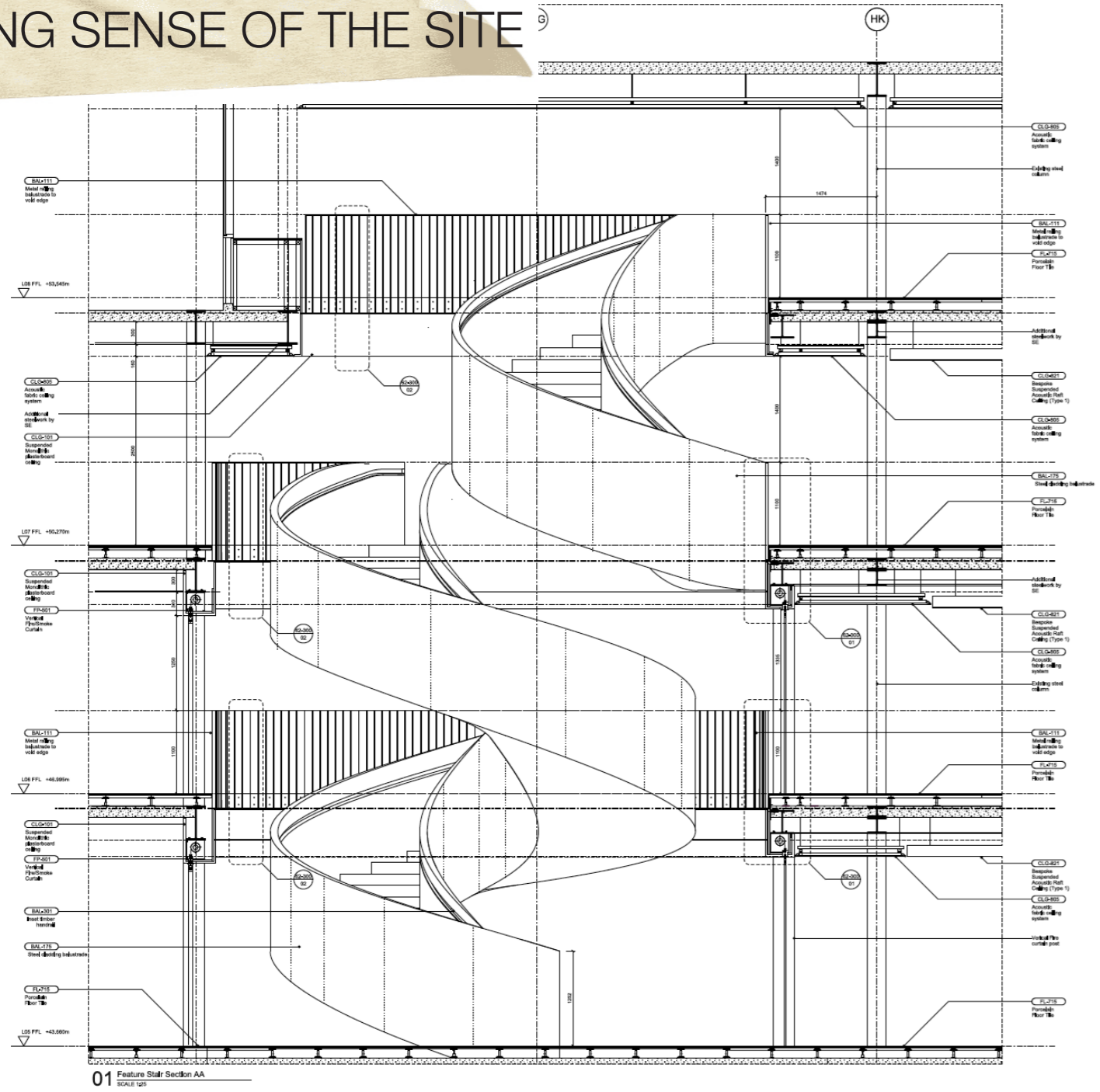
**CONTRACT ISSUE**

Contract No: STR15028  
 Issue No: NOV 2019  
 Issue Description: As indicated

STR15028-WSL-ZZ-DR-S-24211 C01

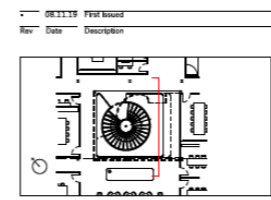


# MAKING SENSE OF THE SITE



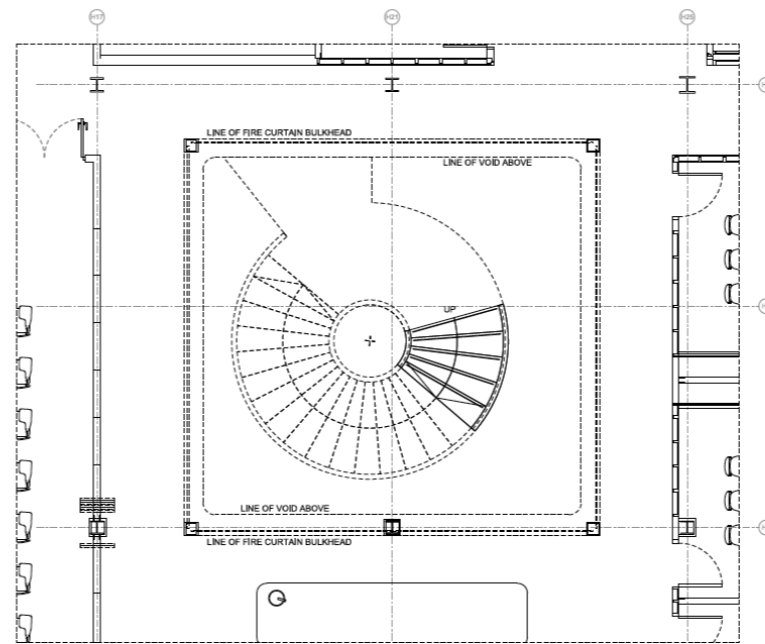
01 Feature Stair Section AA  
SCALE 1/25

**Notes**  
 This drawing is copyright Piercy&Company. Do not scale from this drawing. All dimensions and levels to be checked on site by the contractor and such dimensions to be his responsibility. Report all drawing errors, omissions and discrepancies to the architect.  
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 This document may be issued in an editable digital CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version as a record of the original file. It is for those parties making such alterations and/or additions to ensure that they make use of current background information.  
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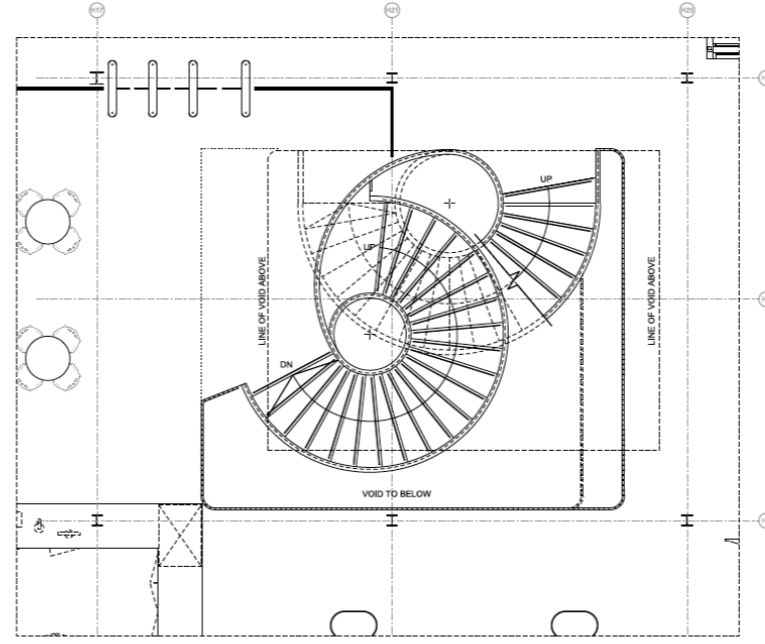


08.11.19 FFL Record  
 Rev State Description  
 Project: 80 Charlotte Street Fit Out  
 Client: Boston Consulting Group  
 Date: 08.11.19 Scale: 1:25 on A1, 1:50 on A3  
**Feature Staircase Section**  
 Drawn: CP Checked: HB Approved: HT  
 Drawing Status: STAGE 4  
 Project: 13560 A Level: LXX 62 Draw No: 110 Rev: -  
 The Centre Building, 39 Finsbury Street, London NW1 0DT, Telephone: +44 (0)20 7427 9611  
 info@piercyandco.com www.piercyandco.com

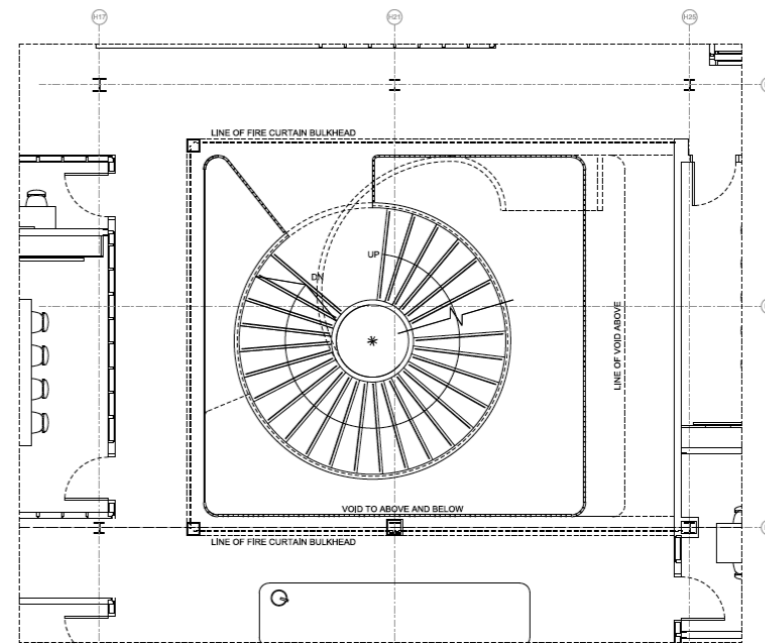
**Piercy&Company**



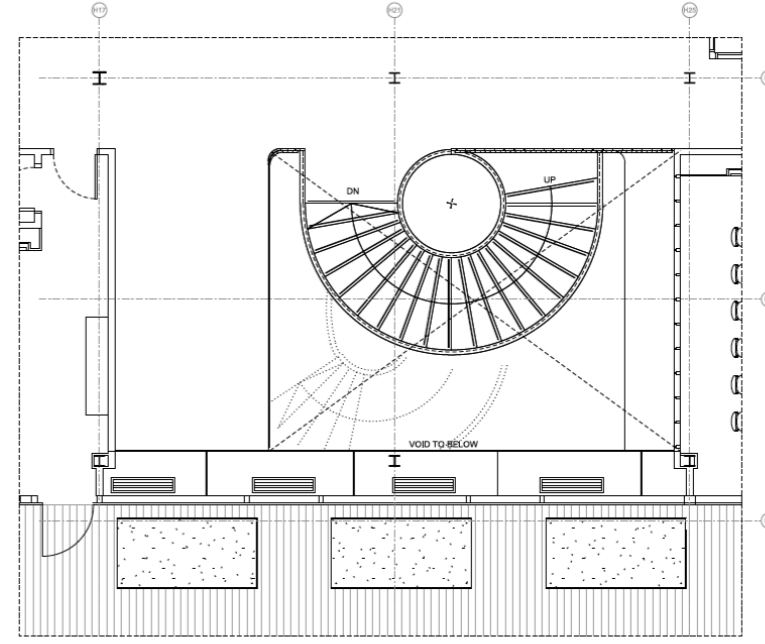
01 Feature Stair Level 5 Plan  
SCALE 1/50



03 Feature Stair Level 7 Plan  
SCALE 1/50

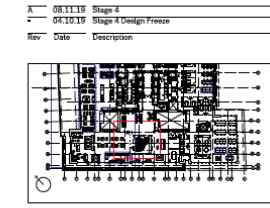


02 Feature Stair Level 6 Plan  
SCALE 1/50



04 Feature Stair Level 8 Plan  
SCALE 1/50

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08.11.19 Stage 4  
 08.11.19 Stage 4 Design Freeze  
 Rev Date Description  
 Project: 80 Charlotte Street Fit Out  
 Client: Boston Consulting Group  
 Date: 08.11.19 Scale: 1:50 on A1, 1:50 on A3  
**Feature Staircase L05-08 GA Plans**  
 Drawn: CP Checked: HB Approved: HT  
 Drawing Status: STAGE 4  
 Project: 13560 A Level: LXX 62 Draw No: 104 Rev: A  
 The Centre Building, 39 Finsbury Street, London NW1 0DT, Telephone: +44 (0)20 7427 9611  
 info@piercyandco.com www.piercyandco.com

**Piercy&Company**



# MAKING SENSE OF THE SITE

## What Happens in a Site Meeting?

Judging by our knowledge taken from lectures and site visits we can only assume what happens in a site meeting as we did not get a chance to attend one. Usually there are multiple meetings each specialising on a certain aspect of the construction, like the company meetings where members of BCG meet (may include a presence of the project manager), architect and structural engineers meetings, in which they track the progress and make notes on any changes or improvements, daily briefs meetings that are conducted on site between everyone working on the site. During each meeting certain key professionals are required to attend to ensure efficient and smooth continuation of the construction.



The Structural Engineer team (Waterman Group) were very happy about their construction work flow with the team of Contractors (Overbury), both teams take quality and time very seriously, despite Covid 19 situation both teams have not stopped working and produced good quality results in their time frame, following the proposed schedule.

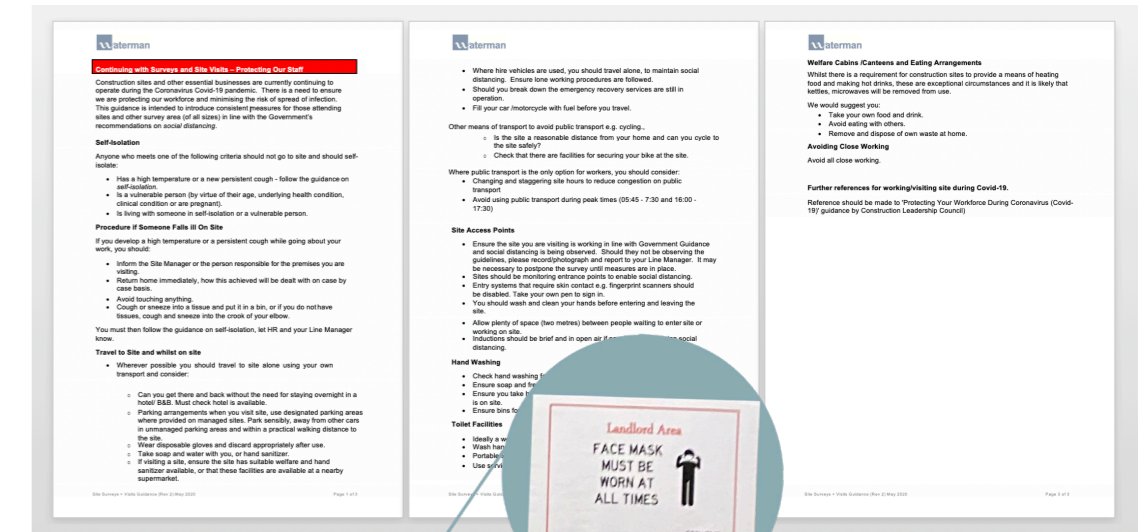
On our first visit the Head Engineers who was showing us around commented on a funny situation between the architect and the contractor, where the 2m wide door was trying to get installed into the door hole which was also 2m wide. The architect initially drew the door hole at 2m, and the contractor was supposed to get in touch to resolve the issue by cutting a bigger hole. Even though it was mentioned as a funny situation, there is still truth behind it. However, the construction has had some problems due to the lack of communication between most of the teams and the architect. Structural Engineers were annoyed with how rare the Architect visits the site and does all the coordinating remotely, which is hard with seeing construction in real life.



Our first site visit was during the pandemic of Covid-19. The Senior Health & Safety Consultant / CDM Advisor (PD) Ray Muzembe has adapted the whole site accordingly to the NHS safety measures. One way walking systems were in place, the signs that reminded people to wear masks at all times, and social distancing screens between the workers working in the office were installed.

Before we came to the site we were sent the briefing document on how to behave during the site visit and what to do if you got exposed to Covid-19 on site.

1.11-1.13



Adapting the site to Covid 19 safety measures



One way walking systems





THE DESIGN TEAM



# THE DESIGN TEAM

What is the nature of the agreement between the Architect and the client?

The nature of the agreement was not specified by our main contact who is a structural engineer, but the most common RIBA agreement is the Standard Agreement, that is used with a business client or public authority and is not suitable for non-commercial work undertaken for a consumer client, such as work done to a client's home.



The Piercy and Company was chosen for the project because they specialise in interior commercial fit outs. Not only that, but also they could use the project on their website to get publicity out of it which may lead onto other work. The fee of the architect is most likely calculated accordingly to the set amount of money in the agreement, usually an architect's fee is calculated as a percentage of the project's final cost of construction. The typical percentage varies between 7% and 12%.

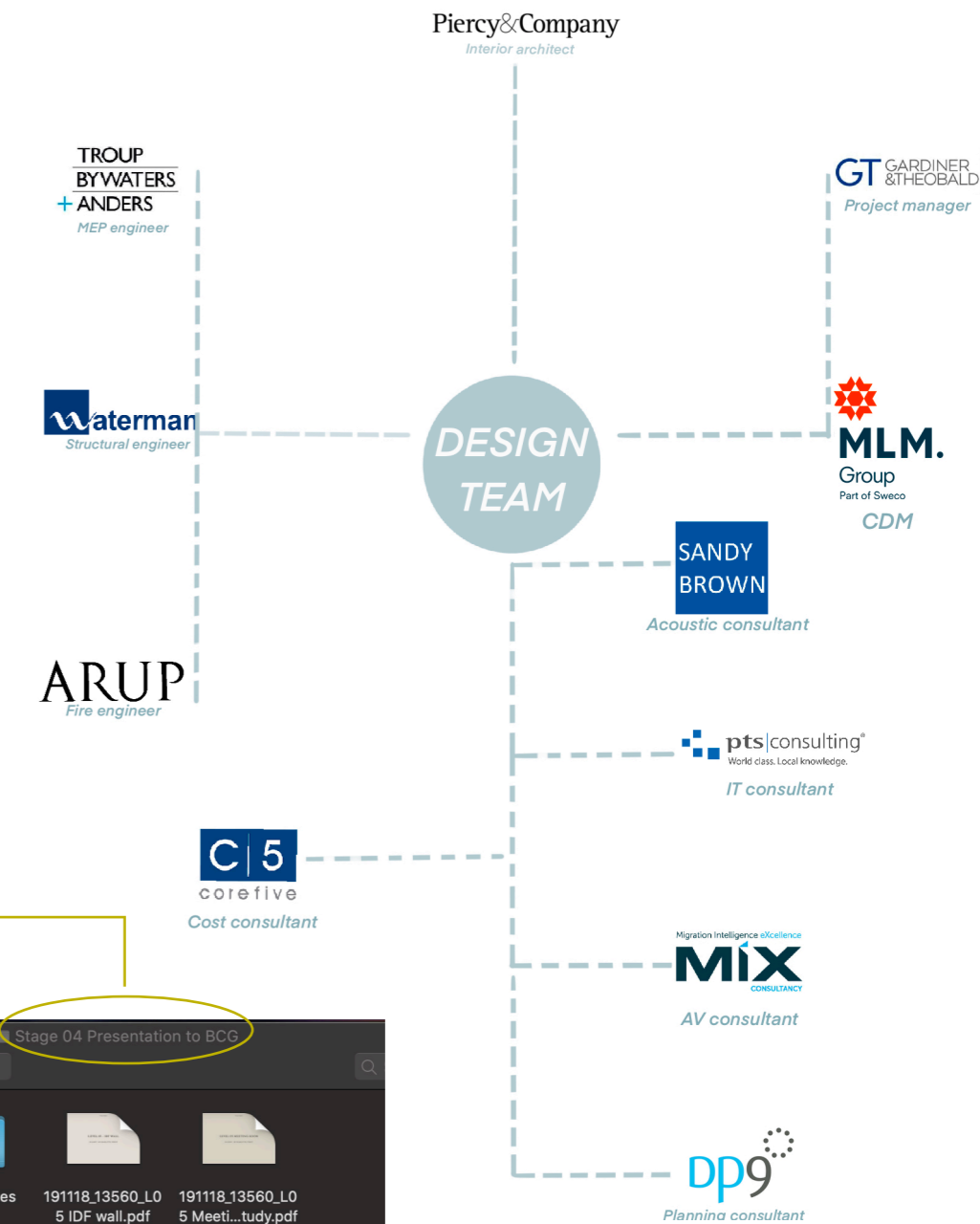
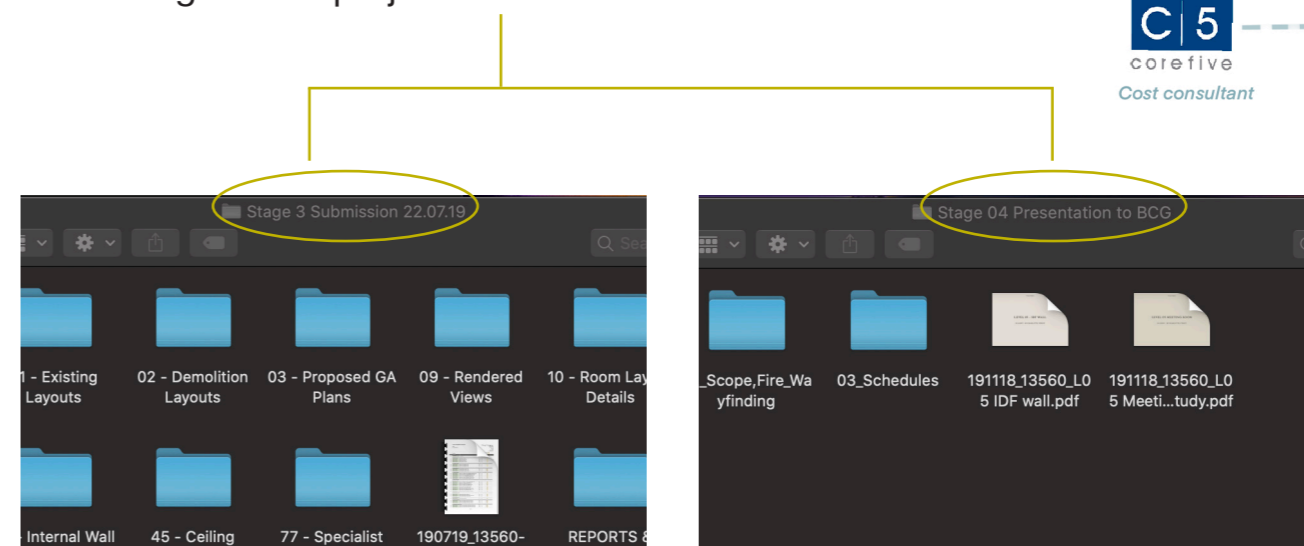
2.01-2.05, 2.08

The contract is being administered by the project manager Gardiner and Theobald.

Even though the architect is rarely on site, in my opinion, the Design Team is working very efficiently due to direct communication between the engineers and the main contractor, it makes the project run fast and smoothly, while the architect contributes a lot of work to the project remotely.

Other members of the design team have contributed greatly to make the design safe, comfortable and usable.

The process and procedure for information and instructions going to the contractor is used through direct communication, site visits, drawings, and reports that are done for each stage of the project.





# THE DESIGN TEAM

## QUALITY

The quality is the most important project driver in the current project. The fit out project is located in a high-end mixed use building where quality is the priority. The BCG invested a lot of money into refurbishment of the building and is expecting top quality as the outcome. The Piercy and Company are designing projects at all scales in some of the most historic and sensitive locations in the UK. From furniture commissions and private homes to collaborating with international businesses and fashion brands on their London headquarters, all projects have the same level of high quality and standard.

## TIME

The time is also very crucial for the project as the client does not want to exceed the deadline as it would result in financial loss; the spaces in the building have to be rented or sold to the people as soon as the project is completely finished.

## BUDGET

The budget of the project is the least important force out of the three. Nevertheless the BCG has invested a good amount of money and do not want to exceed the amount as it would result in less profit.

How does the Design Team share and Co-ordinate information and drawings?

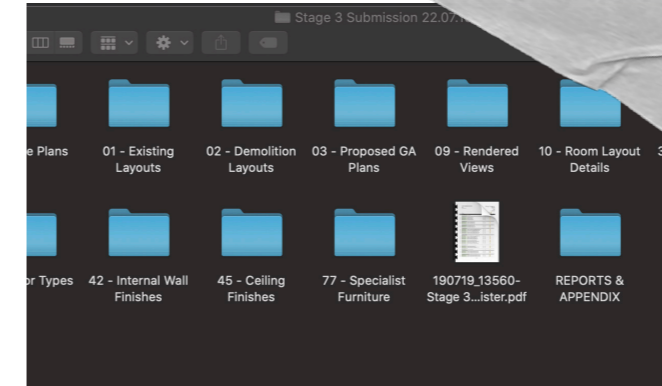


Google Meet

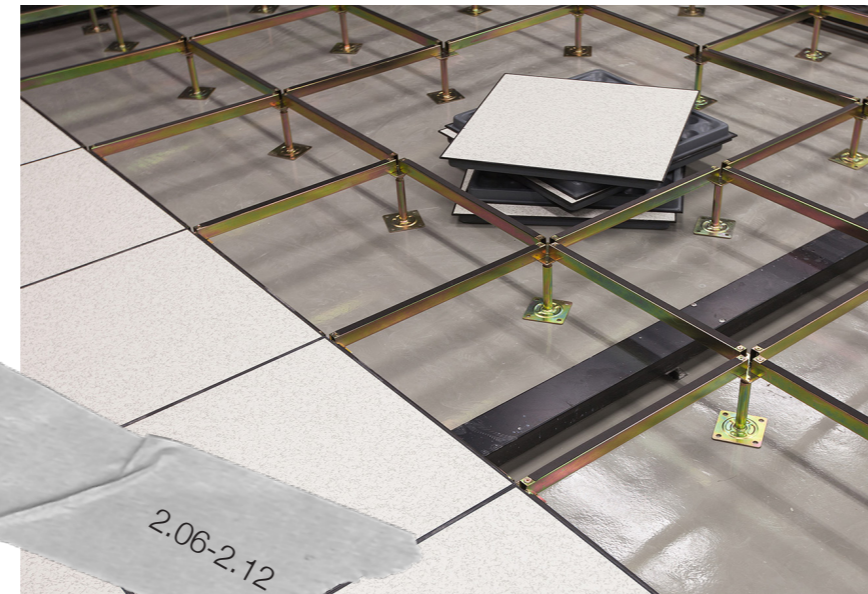
Online meetings



Mail and Shared folders



Stages progress reports

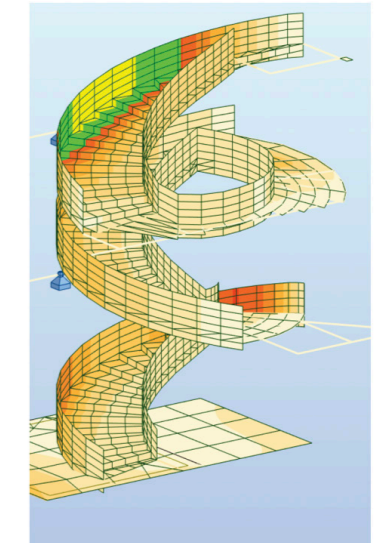
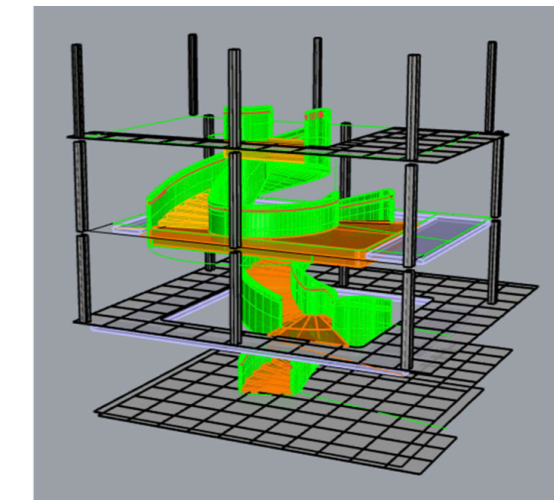


Everything on the construction site is not pre fabricated, including the spiral staircase and the pods that are going to be moulded right on the site. The only part that is prefabricated is the raised access floor panels.

What could have been used is a hybrid concrete construction, it combines all the benefits of precasting with the advantages of cast in-situ construction. Hybrid frame results in even greater construction speed, quality and overall economy. Hybrid concrete construction can answer client demands for lower costs and higher quality by providing simple, buildable and competitive structures that offer consistent performance and quality.

## DIGITAL TECHNOLOGY INFLUENCING THE PROGRESS OF THE SITE

At Stage 3 a 3D line beam stiffness model has been developed to assess the performance of the stair and set the basic geometry. The structural model considers the stair section between L5 and L7 – Scenario 1. It was found that the smaller stair section between L7 and L8, which is similar in geometry is considered to behave in a similar manner. A model has also been prepared to explore the addition of the flight to level 4 – Scenario 2.





STATUTORY APPROVALS





# STATUTORY APPROVALS

**GREATER LONDON AUTHORITY**  
Development & Environment Directorate

**Jim Pool**  
DP9  
100 Pall Mall  
LONDON SW1Y 5NQ

City Hall  
The Queen's Walk  
Mere London  
London SE1 2AA  
Switchboard: 020 7983 4000  
Minicom: 020 7983 4458  
Web: www.london.gov.uk  
Our ref: PDU/2646SC12  
Date: 16 March 2012

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Camden Council Planning application No: 2010/6873/P  
Applicant: West London and Suburban Property Investments Ltd

## GRANT OF FULL PLANNING PERMISSION SUBJECT TO PRIOR WRITTEN CONCLUSION OF A SECTION 106 AGREEMENT

The Mayor of London, as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith):

Full application for the creation of additional floorspace through the infilling of the existing courtyard, the extension of the existing basement, seven storey extension to the Chitty Street elevation and the construction of two additional storeys (creating a nine storey building in total with existing buildings to be partially demolished) in association with the existing office use (Use Class B1); the creation of new public open space; change of use from office (B1) to create flexible units at ground and lower ground levels (Class B1, A1 or A3 use); and the change of use and extensions to 67 - 69 Whitfield Street to create 19 residential units (Use Class C3) all to the site bounded by Chitty Street, Charlotte Street, Howland Street and Whitfield Street; erection of two additional floors and partial change of use from office (Class B1) to residential (Class C3) to create 36 residential units; demolition of existing building and erection of a 3 storey residential (Class C3) building at 14 Charlotte Mews.

**At: 80 Charlotte Street, 14 Charlotte Mews and 65 Whitfield Street, London W1T 4QP**

Defined terms and expressions:

To include:

Use Class -- uses referred to in this permission to relate to the Use Classes Order 1987 (as amended)

'Commencement of Development' unless otherwise stated, will exclude demolition site preparation works site remediation works, archaeological investigations, formation of accesses and utility works, but shall otherwise include works to implement this permission.

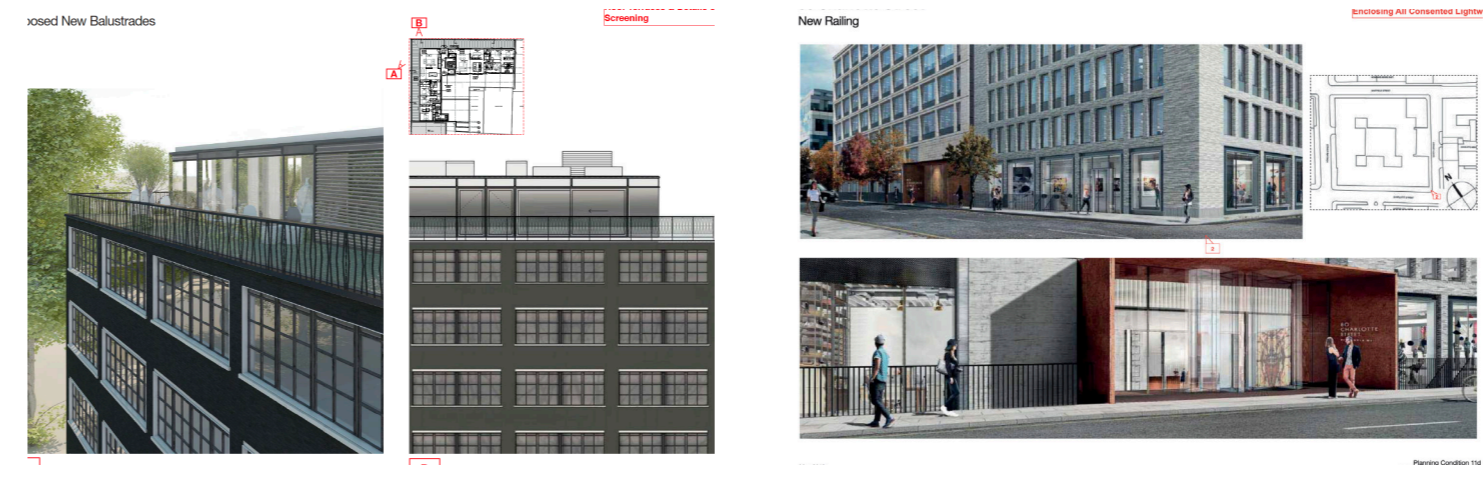
'Off-site' provision means the provision of affordable housing at Suffolk House.

Direct telephone: 020 7983 4000 Fax: 020 7983 4706 Email: mayor@london.gov.uk

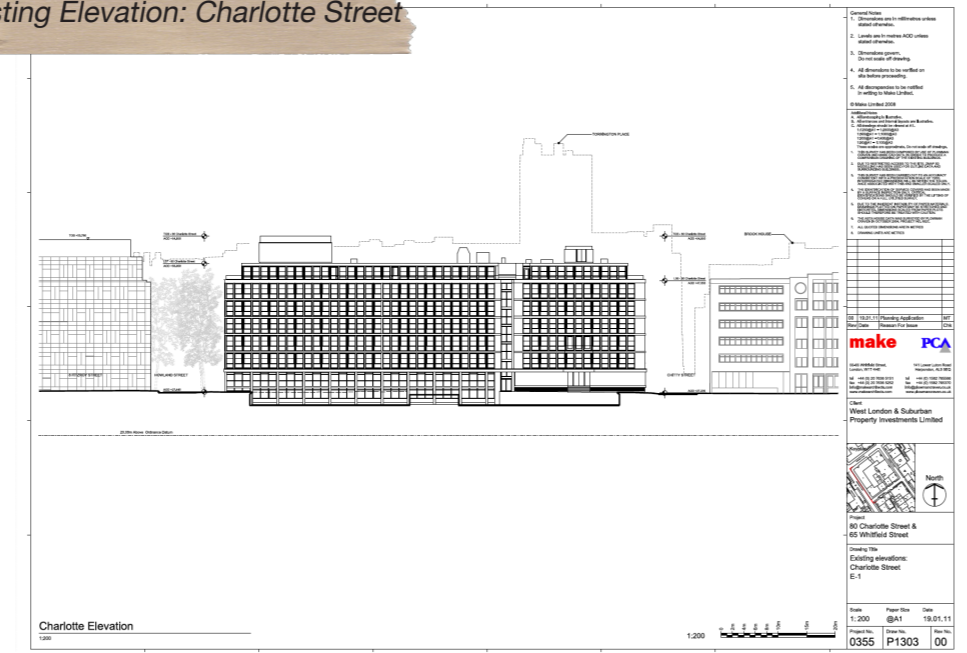
The planning permission of refurbishing the Saatchi & Saatchi building was granted by the Mayor of London in 2011. The permission to create additional storeys, floor spaces and public open spaces was given out on the first request with no complications. The company included existing layout drawings and proposed drawings to show how exactly they want to approach the refurbishment.

Are there any outstanding Planning Conditions still to be discharged?

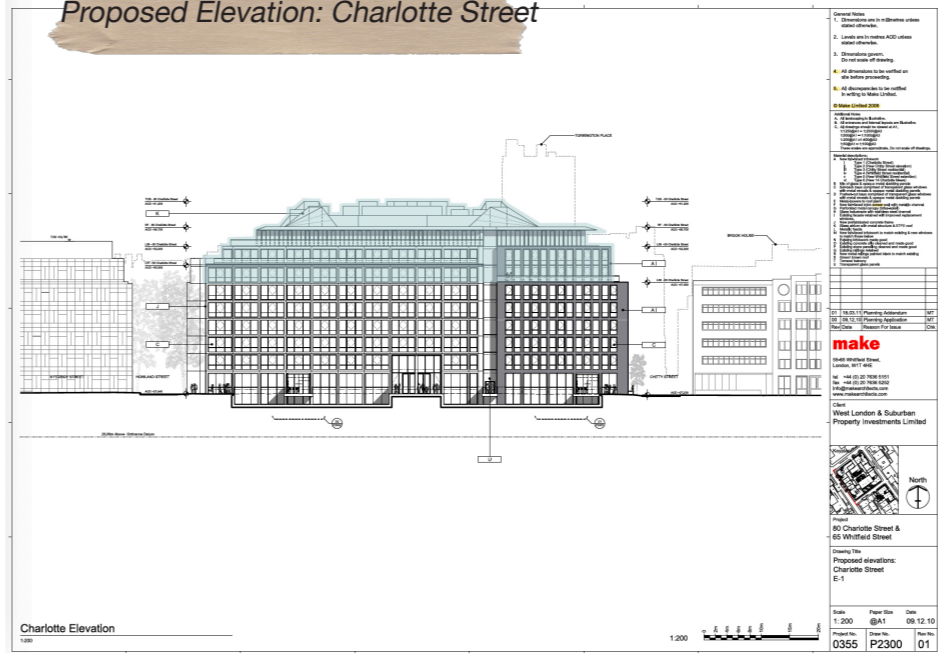
The first planning application was submitted in 2011, since then the company has submitted several more applications to fully complete the building. The additional applications included railings around the perimeter, details on the facade, bird boxes to enhance bio diversity and greenery of roofs.



## Existing Elevation: Charlotte Street



## Proposed Elevation: Charlotte Street



The fit out projects do not require new planning permission as they are done internally, therefore this section will introduce you to the main building, in which the fit out is being constructed.

The architects strictly adhere to their proposed drawings and did not make any changes to the facade, open public spaces or floors.

How are Building Regulations being dealt with i.e. Approved inspector, Local Authority, why was the particular route chosen?

The building is under the control of the NHBC, who record and sign different stages of the work. They check if buildings are built to building regulations standards. Building control surveyors check that building work complies with the building regulations, a set of standards intended to protect people's safety, health and welfare in and around built environments.



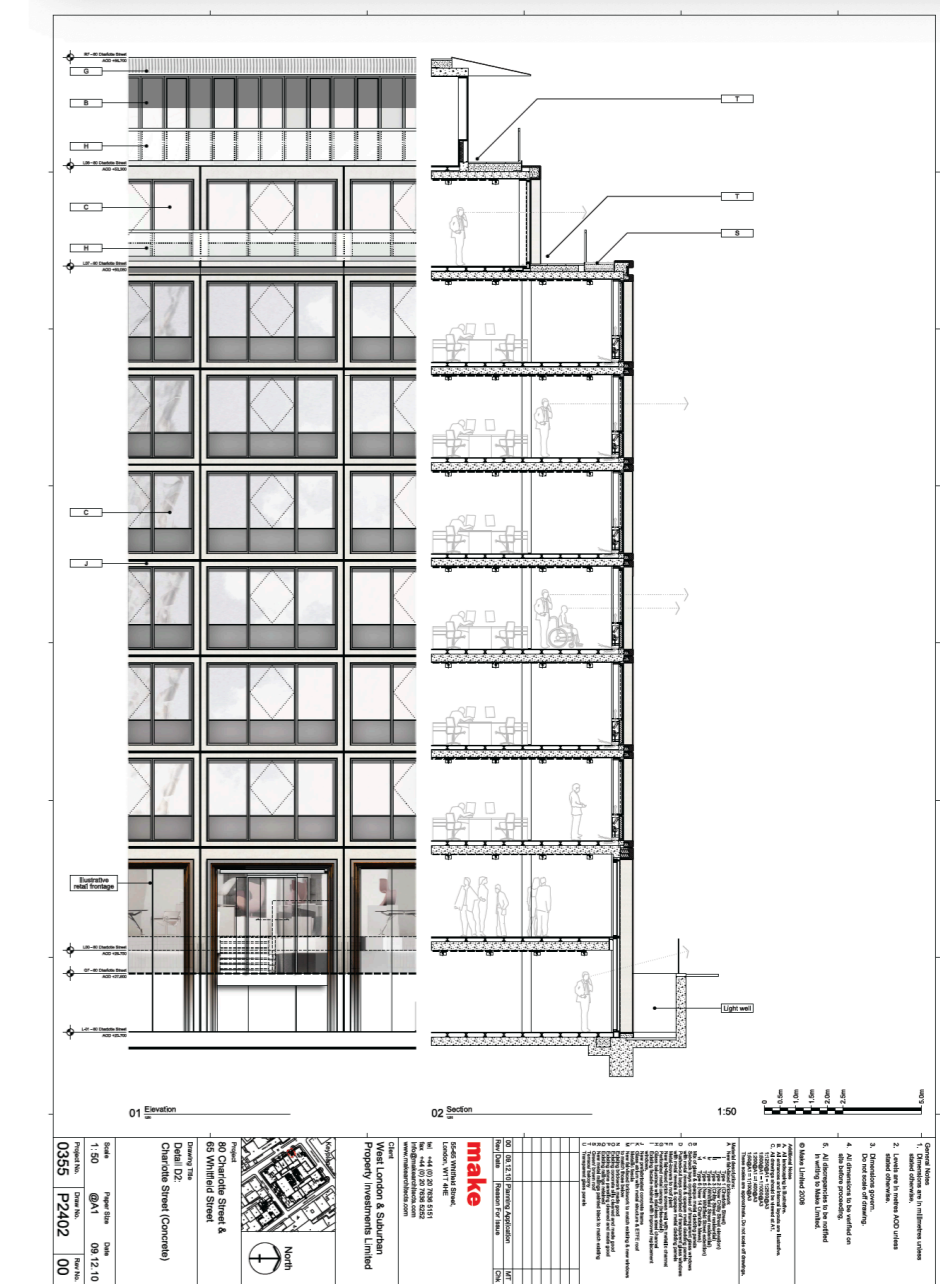
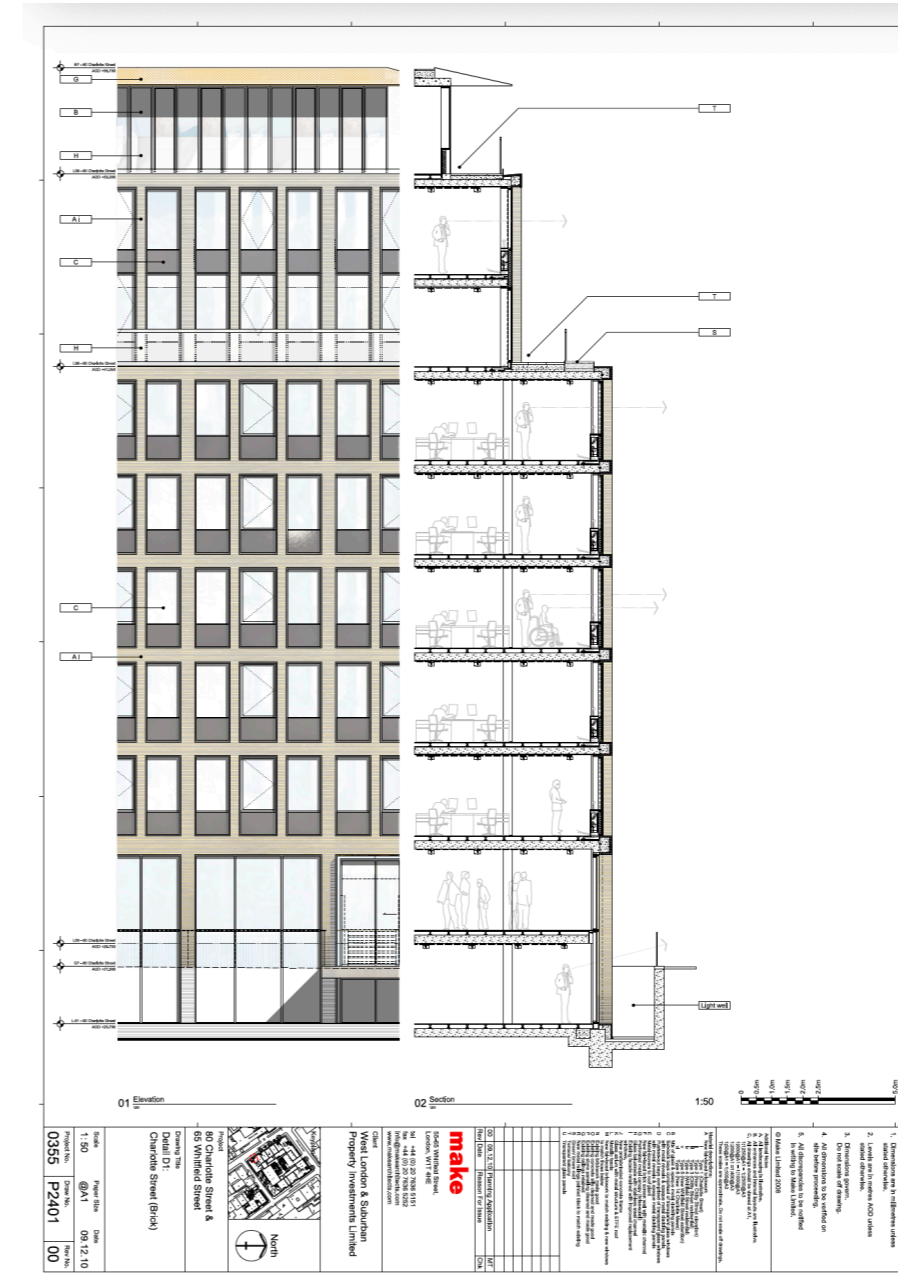
3.01-3.04



# STATUTORY APPROVALS

## Key conditions given by the Greater London Authority

- The development hereby permitted must be begun not later than the end of three years from the date of this permission.
- Notwithstanding the drawings hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on the relevant part of the development of the corner detailing to the sixth floor of 67-69 Whitfield Street.
- The roof terraces serving the BI office floorspace hereby permitted shall not be accessed outside the following times: 0700hrs to 21 00hrs.
- All work shall be carried out in accordance with the recommendations of the Arboricultural Report 10292/ A 1 dated December 2010.
- Noise levels at a point 1 metre external to sensitive facades shall be at least SdB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps).





# STATUTORY APPROVALS

What is the strategy for Inclusive Design and Access for All?

Parking:

Cycle Parking for the residential development within the island site will be provided in the basement together with the commercial cycle parking. The LBC Standard requires one space per residential unit together with an additional allocation of 10% for visitors above 20 units. This standard applies equally to [wheelchair accessible flats](#). Accordingly the residential element of the proposed development requires a minimum of 55 cycle parking spaces to be provided for resident and 4 for visitors.

There are [two disabled bays](#) on Whitfield Street (east side) and on Howland Street (north side). [The policy 3C.23 recognises the needs of disabled people and to provide adequate parking for them. All pedestrian access points will provide for disabled access.](#)

Flats:

The Proposed Development will provide [6 wheelchair accessible flats](#)

Green: Disabled parking spaces  
 Yellow: Lifts  
 Red: Disabled changing room  
 Blue: Ramp

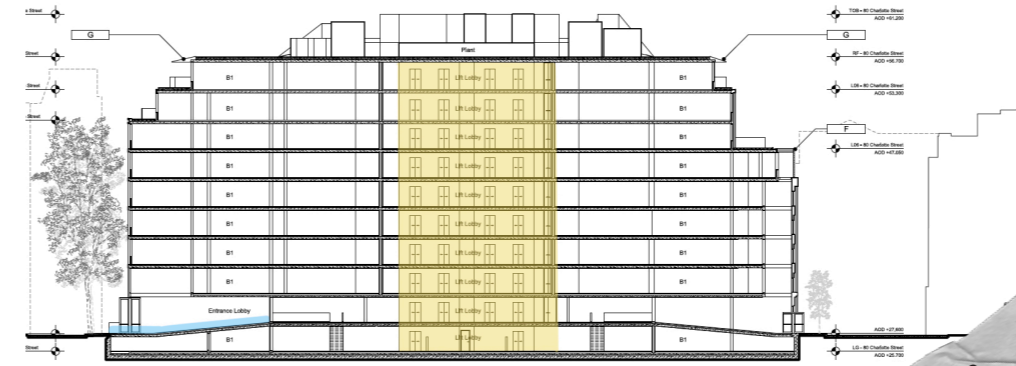
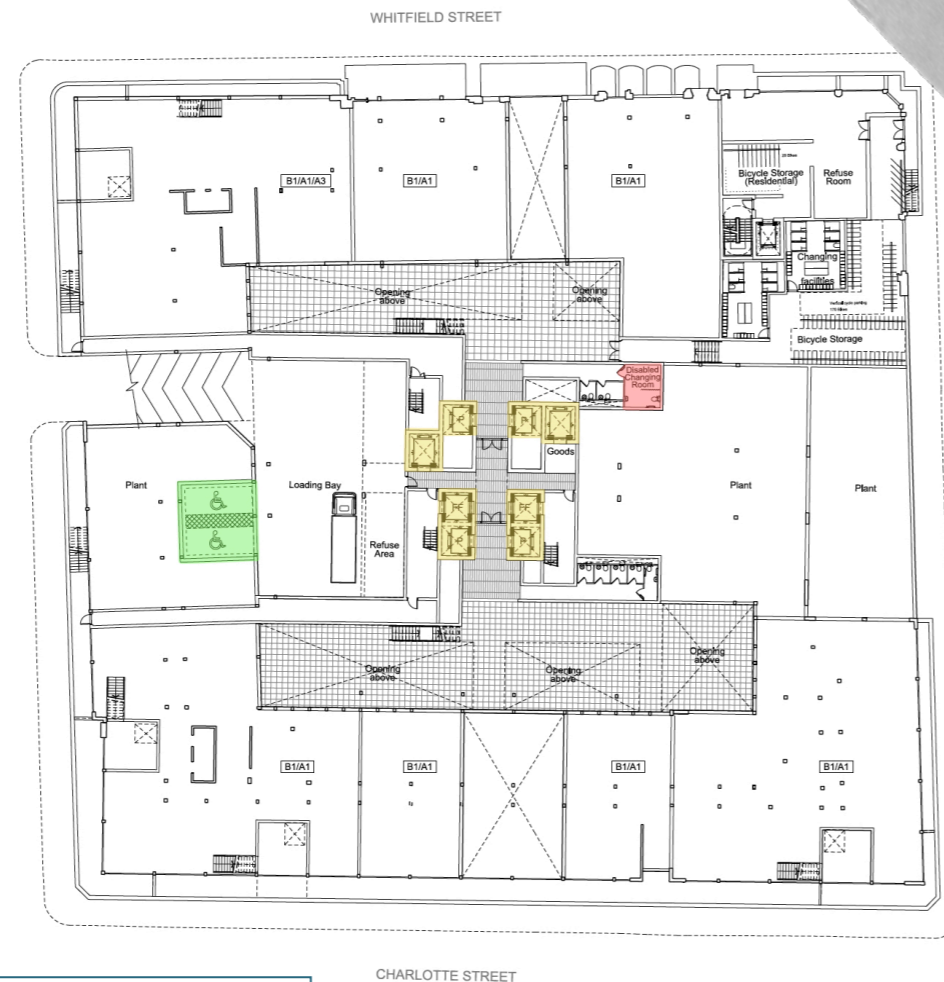


Table 4.1: Parking Spaces adjacent to Site

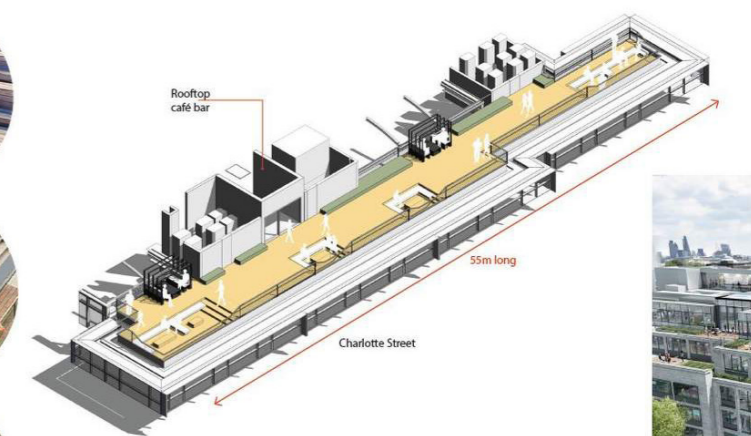
Type of Space	Resident	Pay and Display	Disabled	Car Club
Number	30	17	2	2

Table 4.2: Overnight Occupancy of Parking Spaces adjacent to Site

Number of Spaces	Occupancy			
	Resident	Pay and Display	Disabled	Car Club
Hour 02:00	15	2	1	2

Do you agree with this and how could this be improved?

The site includes inclusive design elements; it has a lot of lifts which makes it easily accessible by the disabled people. The number of car parking spaces satisfies the standard number, as there are two parking spots on the lower ground level and 2 more adjacent to the site on the ground level (not shown on the diagram, see table 4.1). The site also has an open space plan design with lifts clustered in the middle, which makes it easier for people to move around.



The communal roof terrace can also be seen as a part of inclusive design. The open space on the ninth floor has been designed with consideration of the public realm.



# STATUTORY APPROVALS

## RISKS OF HARM TO HUMAN HEALTH DURING OPERATION AND CONSTRUCTION

The CM has identified future users of the development and maintenance workers as receptors during operation of the development. Made Ground soils may still be present beneath part or all of the new basements following development, depending on the depth of Made Ground in the site area. The proposed development includes concrete basement walls and floors that will be waterproofed, which will prevent direct contact between future site users and potentially contaminated materials in these areas. The proposed building will break any pollutant linkages between potentially contaminated soils and future users of the site. The concrete walls and damp proofing may also be effective at preventing the ingress of ground gases, although this will require more detailed assessment following gas monitoring. Some soft landscaping is proposed, probably in the planter boxes (or similar) with imported soils. A plausible pollutant linkage exists in this regard.

West London & Suburban Property Investments Ltd 80 Charlotte Street and 65 Whitfield Street Contamination Risk Assessment based on the ground investigation results should confirm what (if any) mitigation and/or remediation is required to reduce the risks to acceptable levels. At this stage the risk of harm to human health during construction is assessed to be low to very low. Following the implementation of appropriate remediation and/or mitigation measures as appropriate, the risks may be reduced to very low and acceptable levels.

## 6 Ground contamination conclusions and recommendations

This report has presented a preliminary conceptual model and risk assessment for the proposed development. A summary of the findings is presented below.

Pollutant Linkage	Qualitative Assessment
Potential for significant contamination	Low
Sensitivity of development	Low
Risk of harm to human health during development	Low to Very Low
Risk of harm to human health following development	Low to Very Low
Risks of pollution to controlled waters	Low
Risks of harm to building materials and services	Very low
Risk of harm to ecological receptors	Negligible

The risk to the various identified receptors has been assessed to range from low to very low.



Key risks during the construction process and the eventual use of the building?

- Being aware of the surroundings- vehicles, lifting, falls
- Being aware of scaffolding and ladders
- Being aware of pedestrianised routes
- Wearing a PPE
- Have an induction by the supervisor if you are a visitor
- Being escorted by the supervisor if you are a visitor

The overall use of the building should be safe, however people should consider heights, especially when near the pods and when on the roof terrace.

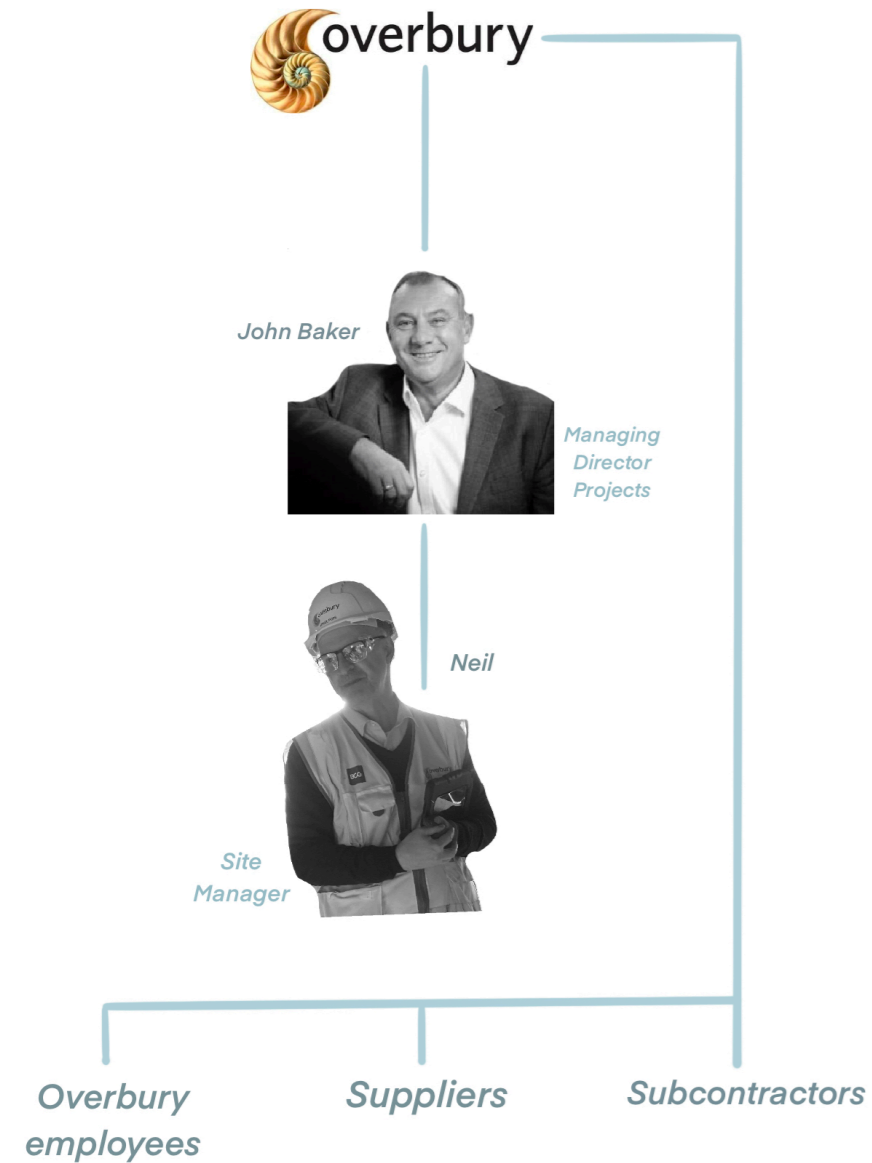




BUILDING THE BUILDING



# BUILDING THE BUILDING



The main contractor is Overbury Construction—the top contracting firm in London. The firm manages the projects based on the size. The manager for projects over £5million, is [John Baker](#). The fit out price of 80 Charlotte Street comes up to about £8million and therefore is managed by John.

On our first site visit we were introduced to [Neil](#), the site manager and the person responsible for coordinating construction and safety.

The contractor selection process for such a large project is very competitive, with contractors offering quotes for the time and cost required to complete the work.

The contractor seems to be operating in a very structured and coordinated manner. As a larger company, we would expect strict protocols to be in place to ensure that construction projects are managed smoothly.

**SEBASTIAN DAY**  
**ZAHID ABBAS**

MiX Consultancy - AV Consultants

MiX Consultancy is responsible for designing and installing all A/V, digital conferencing, automation, and control systems for the fit out.

**ROGER MYERS**  
**MARTYN JONES**

pts Consulting - IT Consultants

Coordinate the installation and optimization of all electronic systems and business processes.

Potential for an ongoing role in maintaining the technological competitiveness of business.

**SANDY BROWN**  
**STEPHEN STRINGER**  
**NICOLAS LUM**

Sandy Brown - Acoustic Consultants

Sandy Brown advises designers on issues related to acoustics and vibration, a very important role in a multi-occupancy building.

They have been involved in the design process from the outset to ensure a comfortable environment for all users of the building.

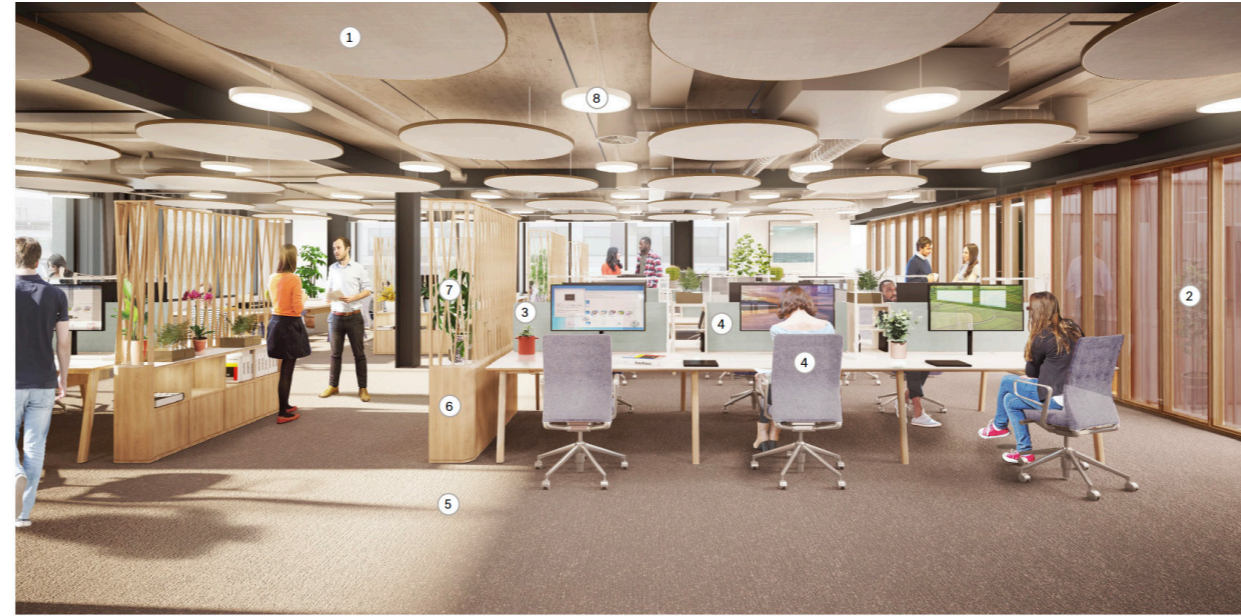
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# BUILDING THE BUILDING

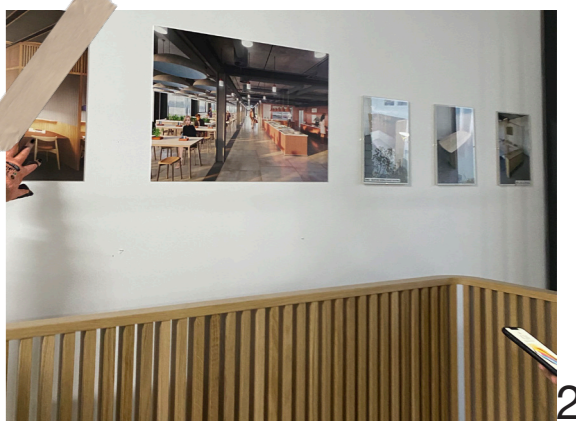
THORPES

On our first site visit we came across material samples of furniture which Thorpes was supplying to the construction. Thorpes is a bespoke joinery service. Each of their project is overseen by a dedicated Design Manager, and they ensure that their design process is both fast in it's delivery and accurate in it's output to be of maximum assistance to the client's project planning and management.



RADII

On the same site visit we noticed another firm that is supplying partitioning walls to the site. The Overbury says that the RADII is «A top glazing contractor in the fit out market and the team lived up to that expectation. They coordinated well and delivered a quality product, within a tight programme.»





# BUILDING THE BUILDING

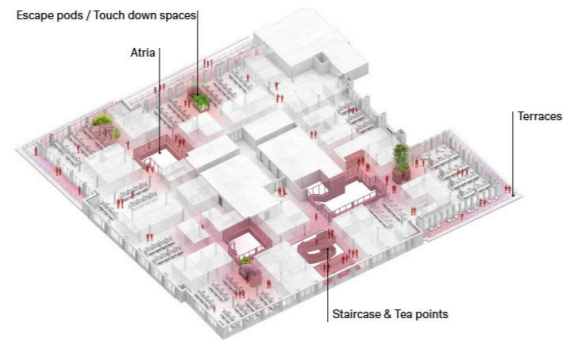
*In the students' opinion, has the work of the contractor and specialist sub contractor's been satisfactorily interfaced, and if not what could have been improved?*

In the opinion of the student, the contractor is doing a satisfactory level of job at executing the vision of the architects. Even though the site visit was taken at an early stage in the construction process, it was clear that the contractors were tackling the large design challenges with confidence and competence. The team was working together efficiently and quickly.

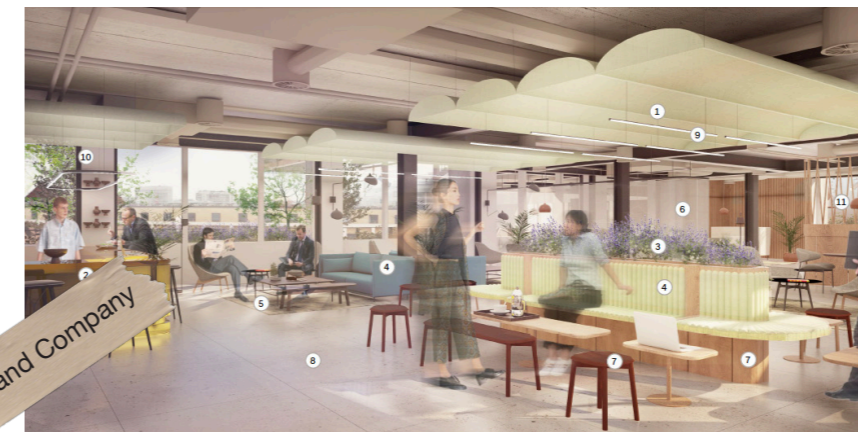
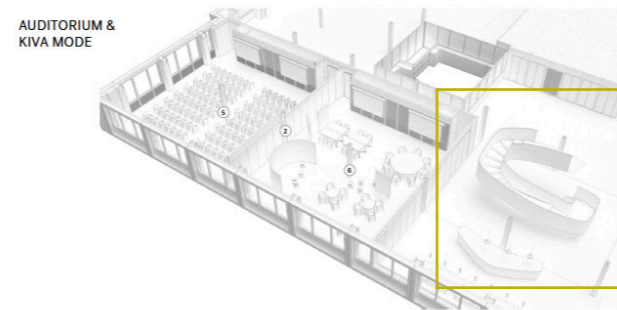
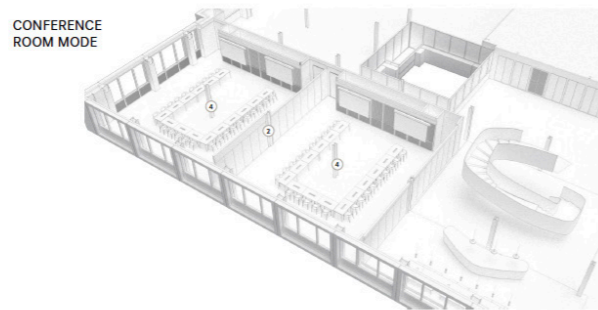
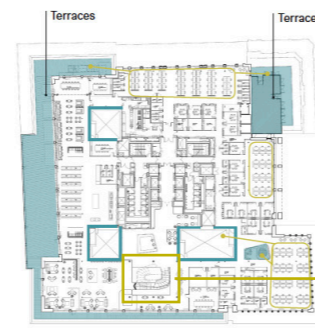
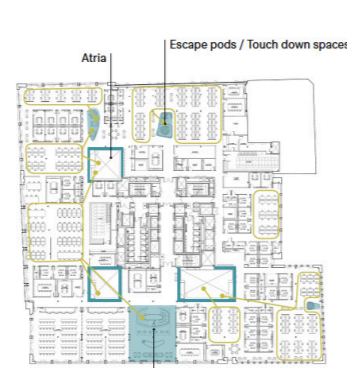
In addition, the contractors expressed their appreciation of the design work being done and their pride in their involvement in such big and luxurious fit out project as 80 Charlotte Street.

Although, in my opinion it is too early to say whether the work of the main contractors and subcontractors will be adequately interfaced as the construction was at an early stage of work during our first site visit.

However, judging by the previous jobs completed by the consultants and contractors, as well as their regularity in which they work, I do not expect for significant conflicts in the work to come up.



- Each area of the workspace has elements that create distinct space types.
- These strengthen the area identity and help with way-finding.



Drawings by Piercy and Company



*In your opinion, is the architectural vision as represented in the architect's drawings being made manifest through the work of the builders on site?*

On our first site visit we have noticed that all of the necessary temporary works had been done to allow demolition of floors to then allow construction of the pods and the staircase. As soon as we saw the voids for the staircase and the pods it was easy to see the resemblance between the drawings by architects that we saw beforehand and what was in front of our eyes.

*What do you think about the Design of the building? Would you make any changes?*

*I like the way the architect envisioned the interior design; the pods are the elements that I personally have never seen before, and I thought that creating these voids between floors and incorporating workspaces into them would bring a better sense of community to the occupants of the office.*

*The staircase is also an interesting addition to such vertical and horizontal design of the office; the spiral staircase breaks down the static space and creates some fluidity.*

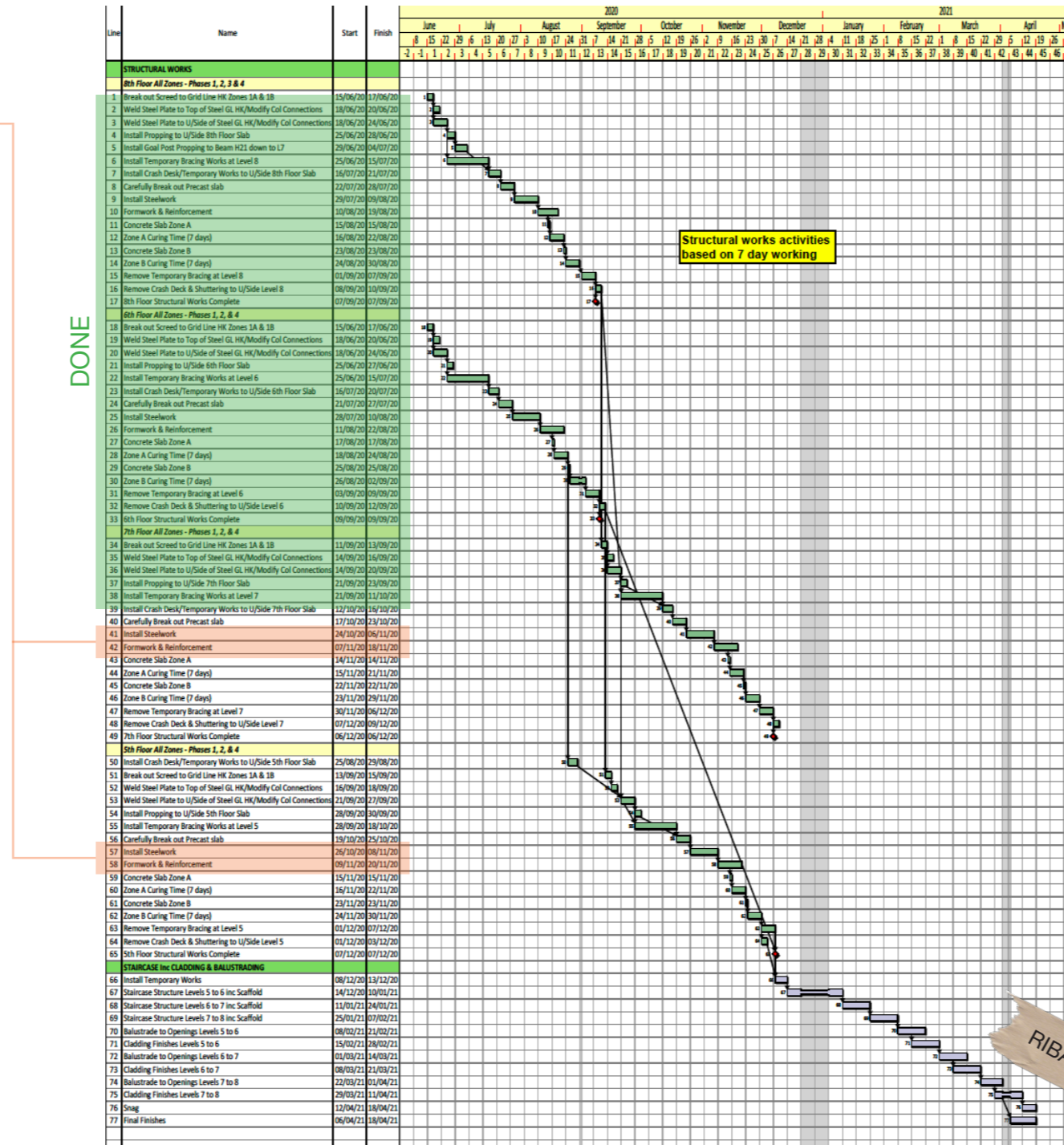
*The architects at Piercy and Company have designed the space in their special style, which I think is fitting to this particular office, the design is fresh and light.*





The installation of the steelwork at levels 6 and 7

On our first site visit the work was up to date as promised on the schedule, the installing of the steelwork, formwork and reinforcement at levels 7 and 5 was in place. However, the steel slab on the 5 level was still being worked on, which makes the work on the level 5 on the schedule approximately 1 week behind the due date.



Structural works activities based on 7 day working

DONE

RIBA Sustainability Outcomes



## Sustainability through Design and Construction

The site is located in the London Borough of Camden, at approximately National Grid Reference TQ293818. It is bounded by Charlotte Street, Howland Street, Whitfield Street and Chitty Street also incorporating 65 Whitfield Street.

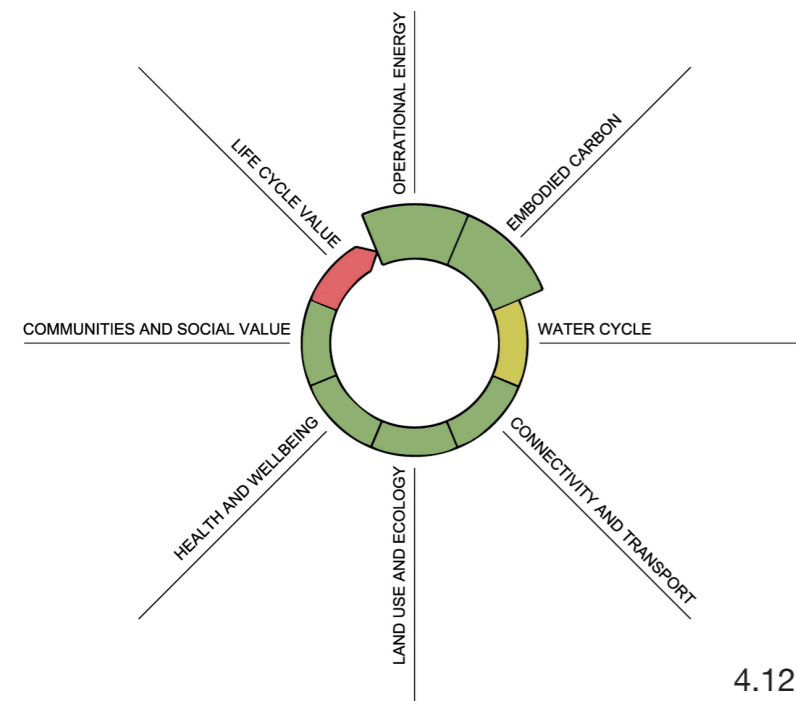
The sustainability approach addresses the seven key principles :

- Reuse of land and buildings
- Maximise the use of natural systems
- Conserve energy, water and other resources
- Reduce noise, pollution, flooding and microclimate effects
- Ensure development is comfortable and secure for users
- Conserve and enhance the natural environment and biodiversity; and promote sustainable waste behaviour.

BUILDING THE BUILDING



# BUILDING THE BUILDING



4.12,4.13

## WATER CYCLE

Water management issues and minimising the volume of water consumed have been recognised as an important consideration in achieving a sustainable scheme and was carefully considered in the design process. To reduce the water demand of the scheme, the following measures have been included:

- Full water metering of the site.
- Major Leak Detection will be employed on the site.
- Sanitary fitments will be selected with water use forming one of the key selection criteria. Items such as concussion fittings and/or infrared brassware fitments will be assessed to ensure water use is minimised. Low /dual flush WC's will also be provided.

## OPERATIONAL ENERGY + EMBODIED CARBON

The building is now being re-used, as it was a Saatchi and Saatchi building, that got refurbished, which means that the company built less. The building is seeking to reduce their overall energy demand through a series of 'Lean' measures, before moving on to supply the remaining energy demand in the most carbon efficient ways possible through a selection of 'Clean' and 'Green' measures.

In order to reduce the energy demand of the building, a number of 'lean' measures are currently incorporated into the proposal. These include good building air tightness, the use of exposed thermal mass, the use of natural daylight where practical and high performance building fabric elements.

Design Measures	Reduction in CO2 emissions (excluding occupant energy use)		
	Commercial	Residential	Retail (limited area)
Energy efficiency	39.6%	36.5%	19%
Renewables	1.8%	9.0%	0%
<b>TOTAL REDUCTION</b>	<b>41.1%</b>	<b>45.5%</b>	<b>19%</b>

## CONNECTIVITY AND TRANSPORT

There are a variety of public transport options in the vicinity of the site which makes it easily accessible without the use of a car. These include:

- national rail services from Euston National Rail station (approx. 1km distance);
- underground tube services from Warren Street Station (approx. 500m distance) and Goodge Street Station (approx. 300m distance) ;
- London bus services providing routes to/from mainly locations including mainline railway stations linking the rest of the country to London. The bus services include three 24-hour routes and five night bus services.

## LAND USE AND ECOLOGY

The following measures are being put in work to enhance the ecological resources present:

- Increasing botanical diversity by planting species that provide a source of nectar and pollen for insects, and berries and seeds for birds.
- Maximising greenspace in built areas through landscaping and green/brown roofing
- Provision of artificial nesting sites for birds through the installation of appropriate boxes and other spaces incorporated within new buildings

Currently, the built structures offer some opportunities for common urban bird species to nest within ledges. Birds that may use such sites for nesting may include notable species such as house sparrow which are listed as priority species on the UK, London and Camden BAPs.

## HEALTH AND WELLBEING

Residential buildings will be designed and all elements of the building envelopes specified to ensure that acceptable internal noise levels, as set by the London Borough of Camden, are achieved, whilst taking into account all current and future permanent noise sources. Residential areas directly overlooking the roads will be subject to greater noise levels; however, with careful façade design it is fully expected that the internal noise criteria can be met.

Regarding the air quality it is intended that the plant maintenance strategy will ensure the plant is operating at optimum levels and hence minimise any pollutants entering the air. The proposed scheme does not include any power generation which is a common source of pollutants.

## COMMUNITIES AND SOCIAL VALUE

This building itself is a commercial and residential block, which provides people workspaces and shelter. It creates places for social interactions, links to social amenities like the rooftop terrace, gym and meeting room areas. The building creates secure places with overlooking views around the whole perimeter; from different side the person will be able to see all of London's landmarks like the Shard, the BT tower, the London Eye etc.

A BREEAM pre-assessment has been carried out for the commercial areas, it indicates that all the Minimum BREEAM Standards to achieve BREEAM Very Good will be met and the overall predicted score is 67.76% which would lead to a rating of Very Good.

An Ecohomes assessment has been carried out for the residential sections of the site. The pre-assessment gives an overall predicted score of 67.55% which would lead to a rating of Very Good.

## LIFE CYCLE VALUE

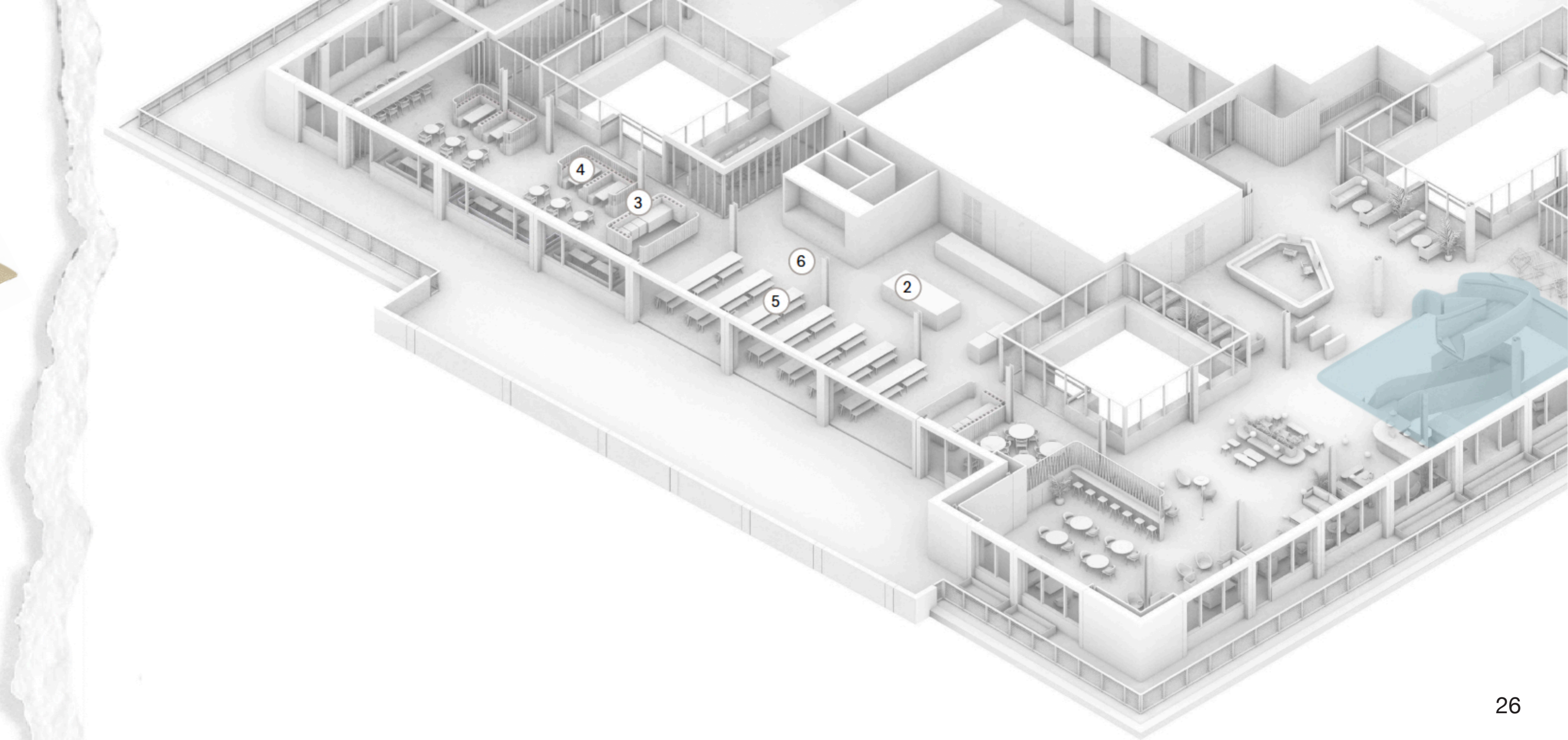
The life cycle value has not been mentioned in any of the Sustainability reports, nor by our Main Contact person. The building itself is not done in a complex design, although energy costs, management and maintenance costs and overall running costs would probably be high, as the building is big and includes many offices and flats which constantly use electricity excessively.

*Does the project go far enough in your opinion- what additional Sustainability recommendations would you make?*

The project has a lot of consideration on the sustainability aspect of it. The design team has run a lot of research and testing to ensure maximum comfort for occupants and minimum damage to the environment.

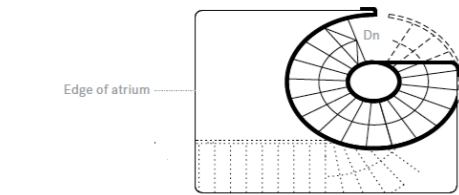


TIME LAPSE CONSTRUCTION  
SEQUENCE DRAWING

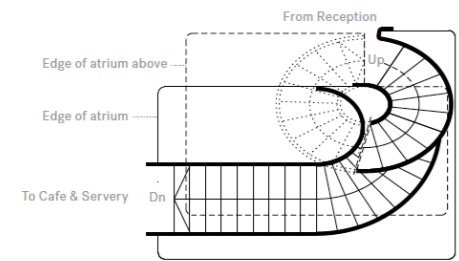




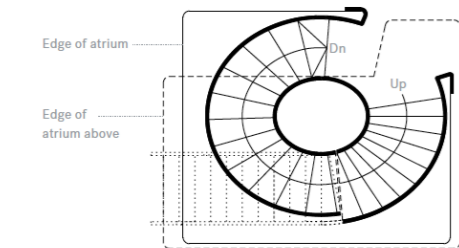
# TIME LAPSE SEQUENCE DRAWING



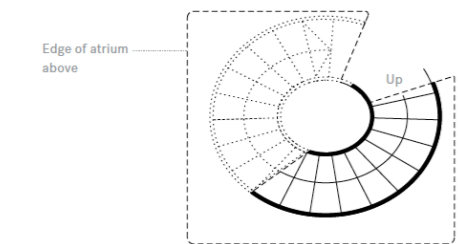
Level 08 Plan



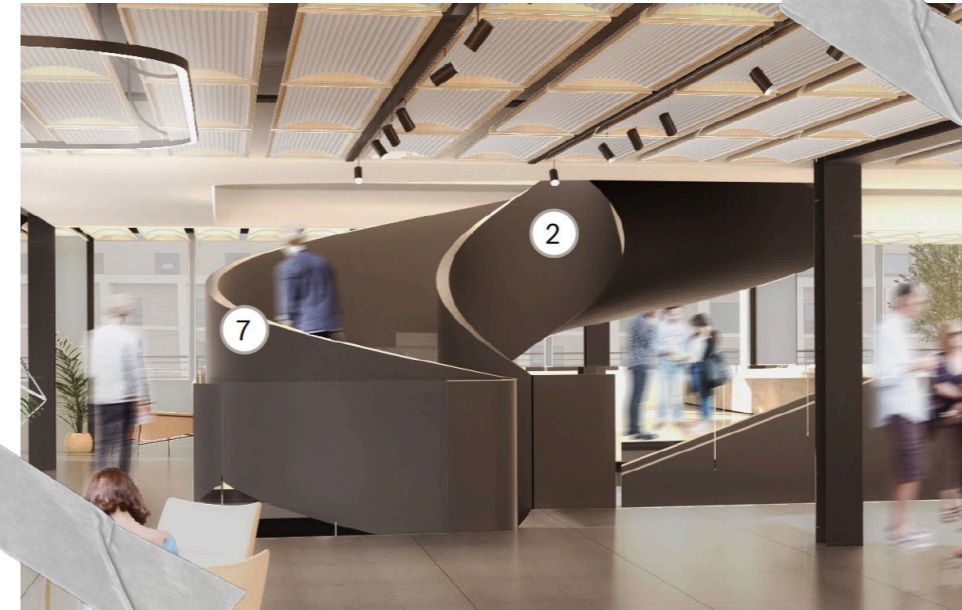
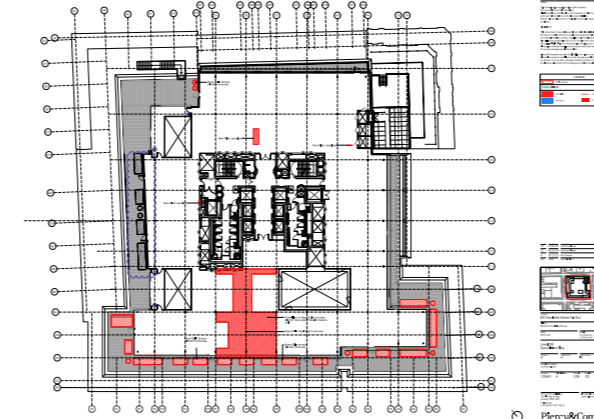
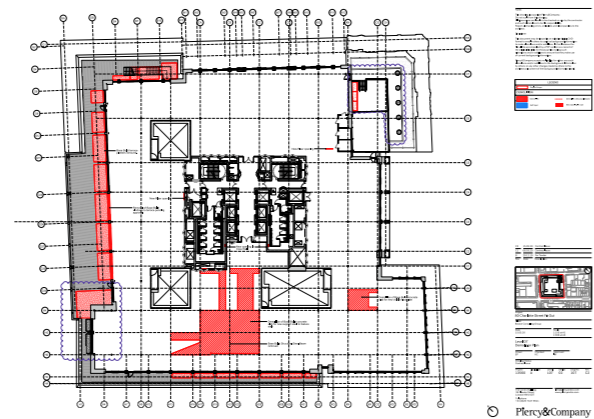
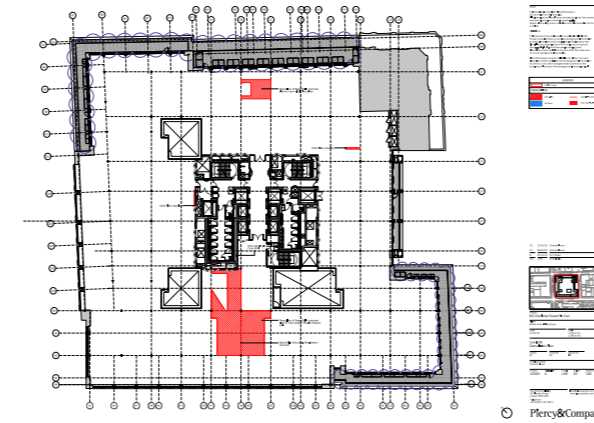
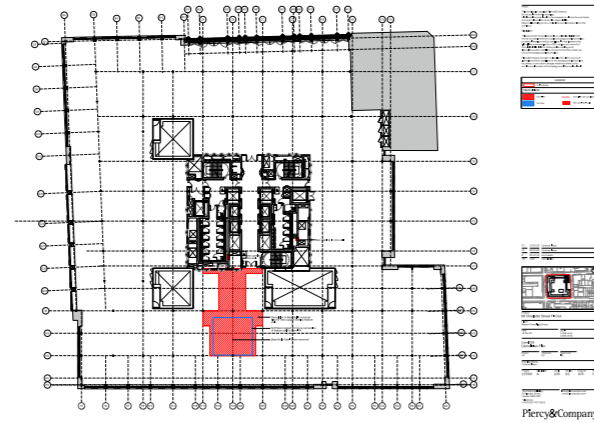
Level 07 Plan



Level 06 Plan



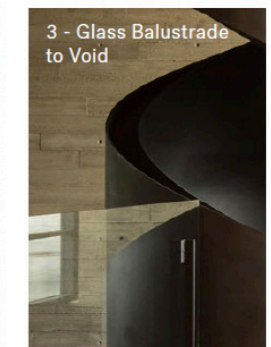
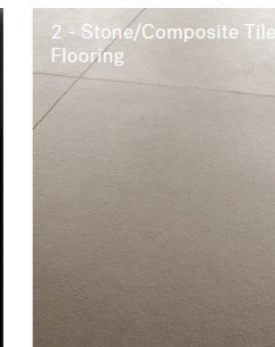
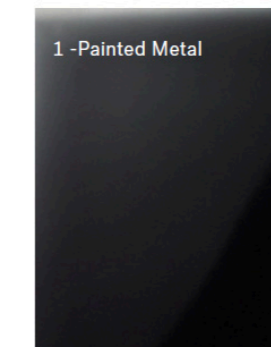
Level 05 Plan



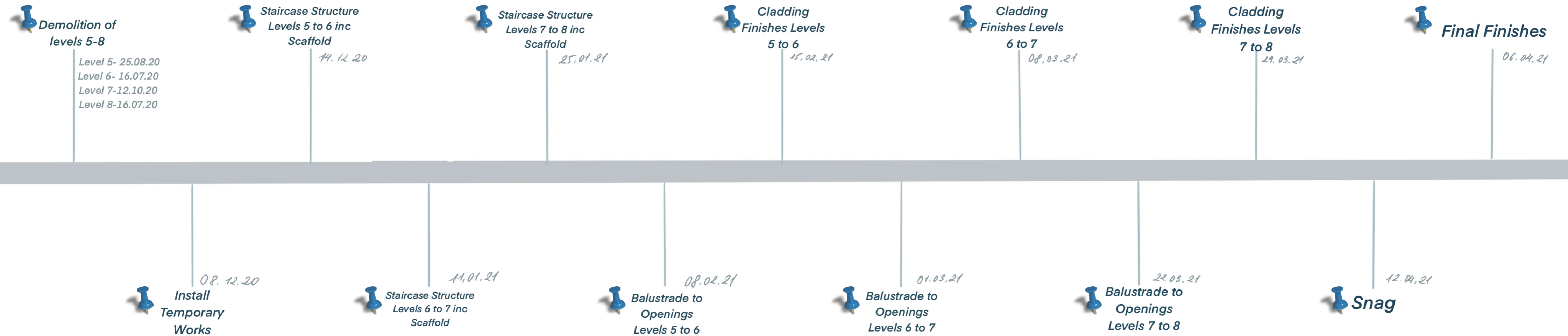
## THE SPIRAL STAIRCASE

The building element that I chose to represent is the spiral staircase- the most significant element of the fit out project. The staircase goes through floors 5,6,7 and 8 from the South side of the building.

To build the staircase it is required to demolish an area on each floor from 5-8, create a staircase structure with Scaffolding, add cladding and balustrade, as well as finish the balustrade with painted metal and glass to void.

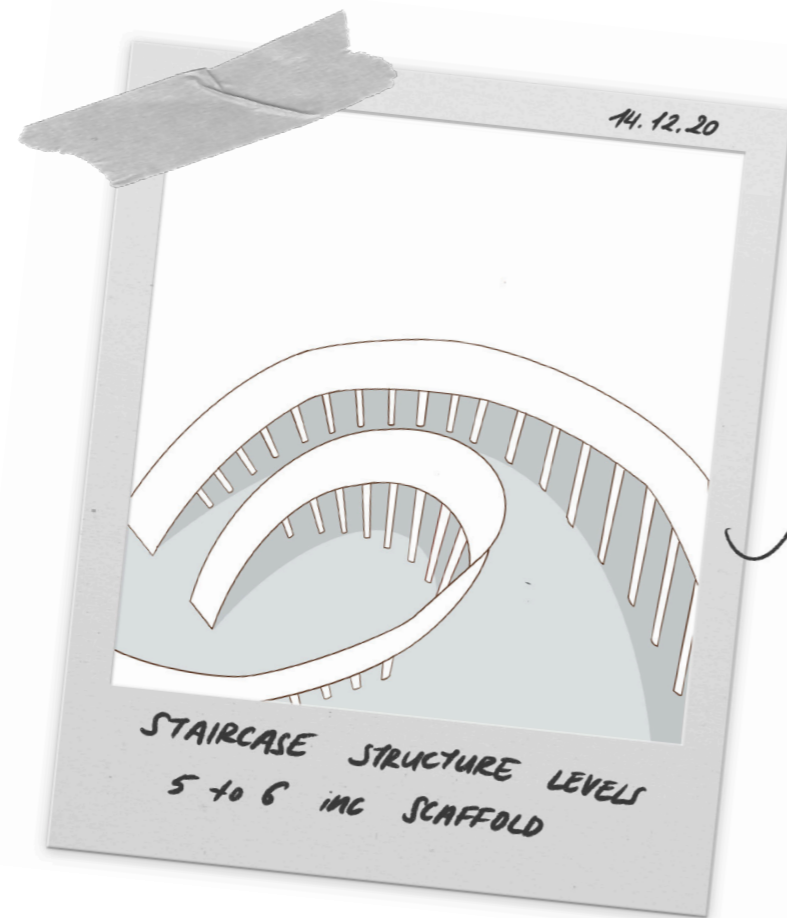
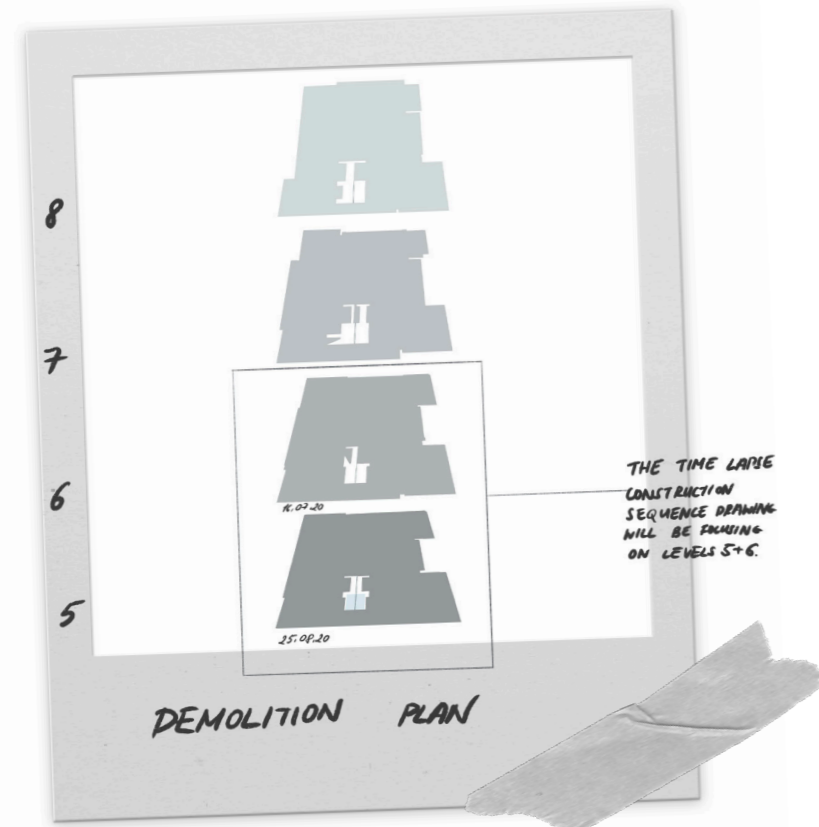






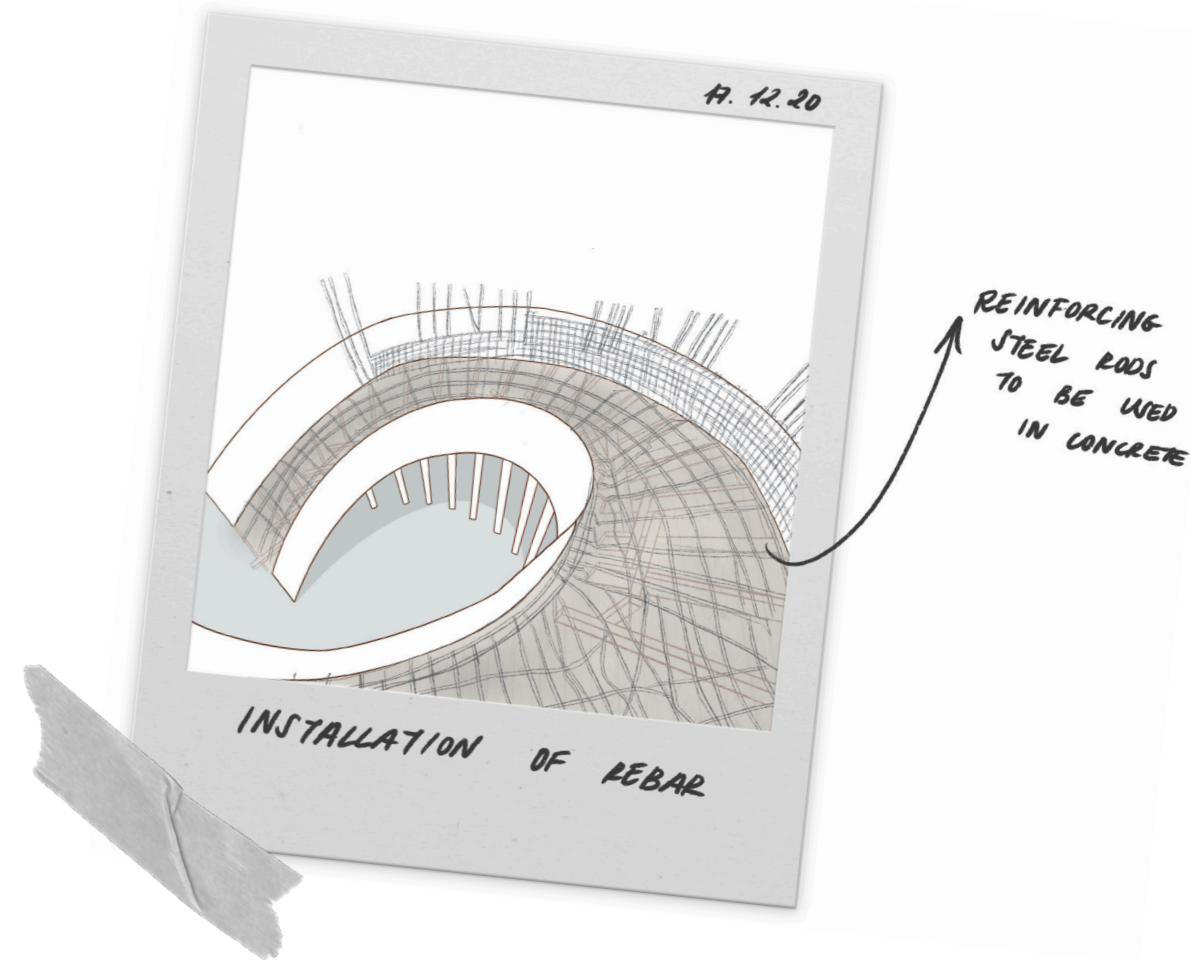
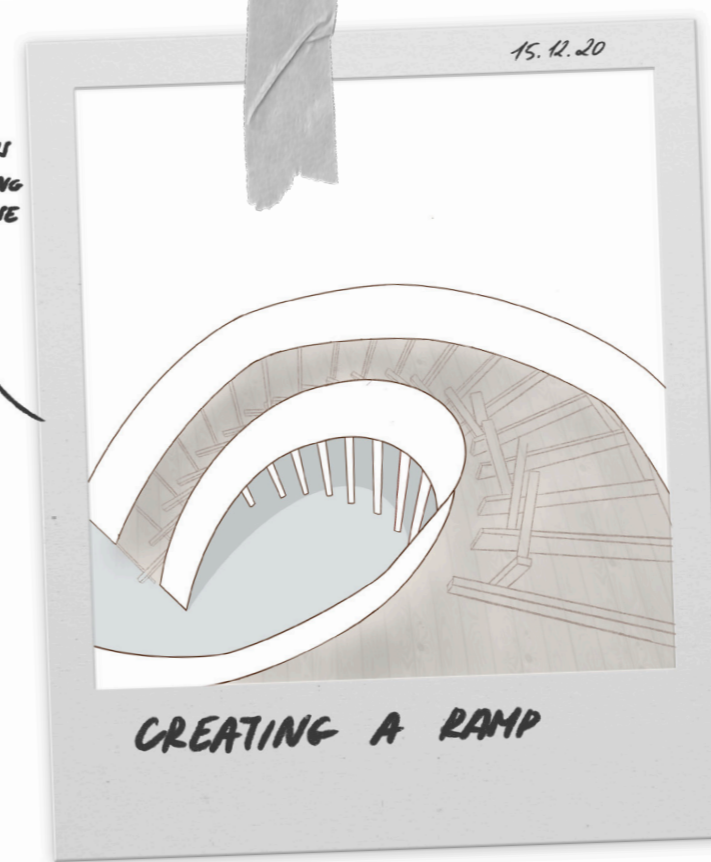


# TIME LAPSE SEQUENCE DRAWING



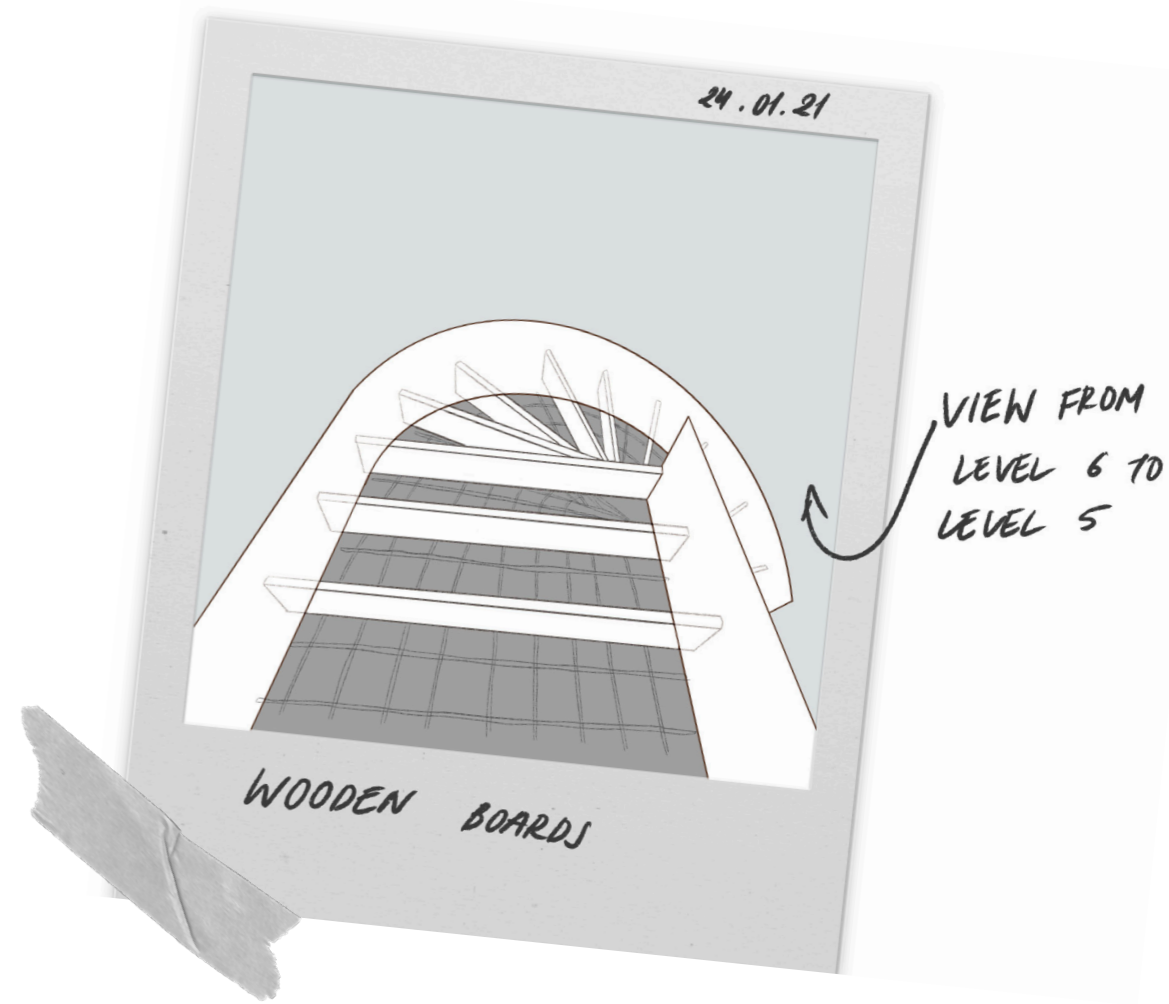
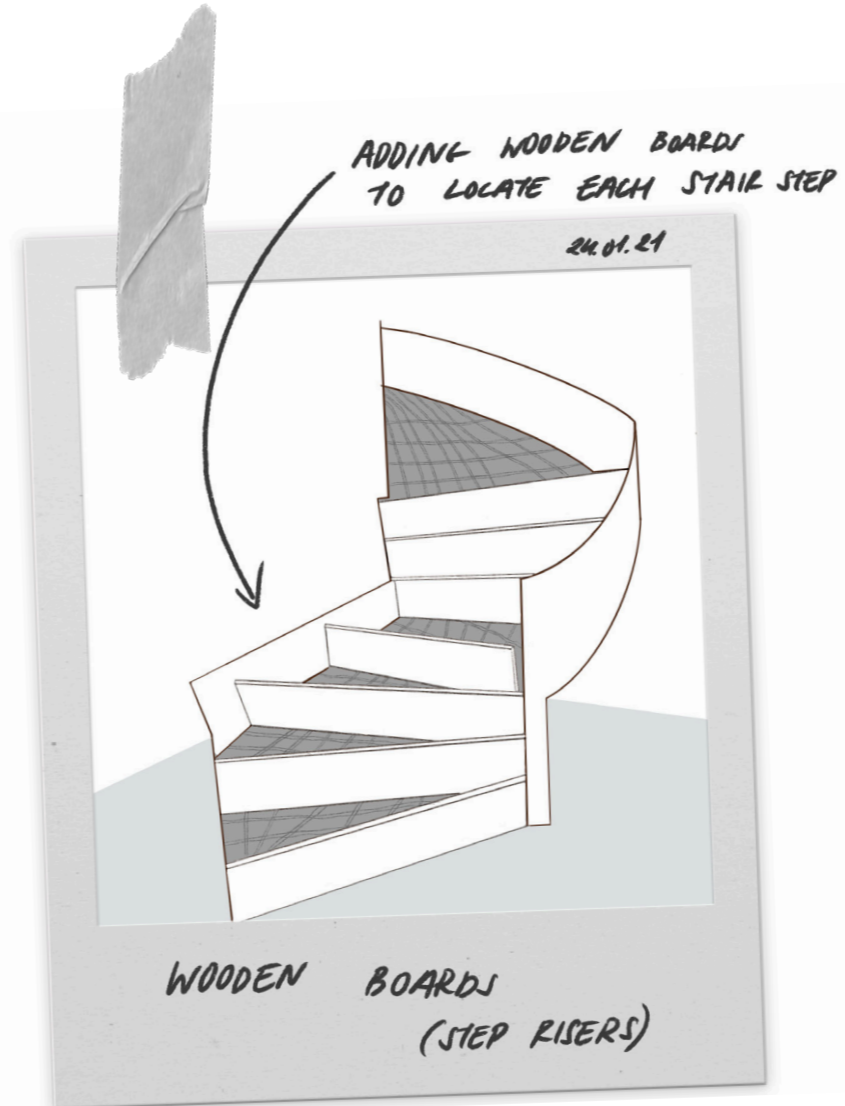
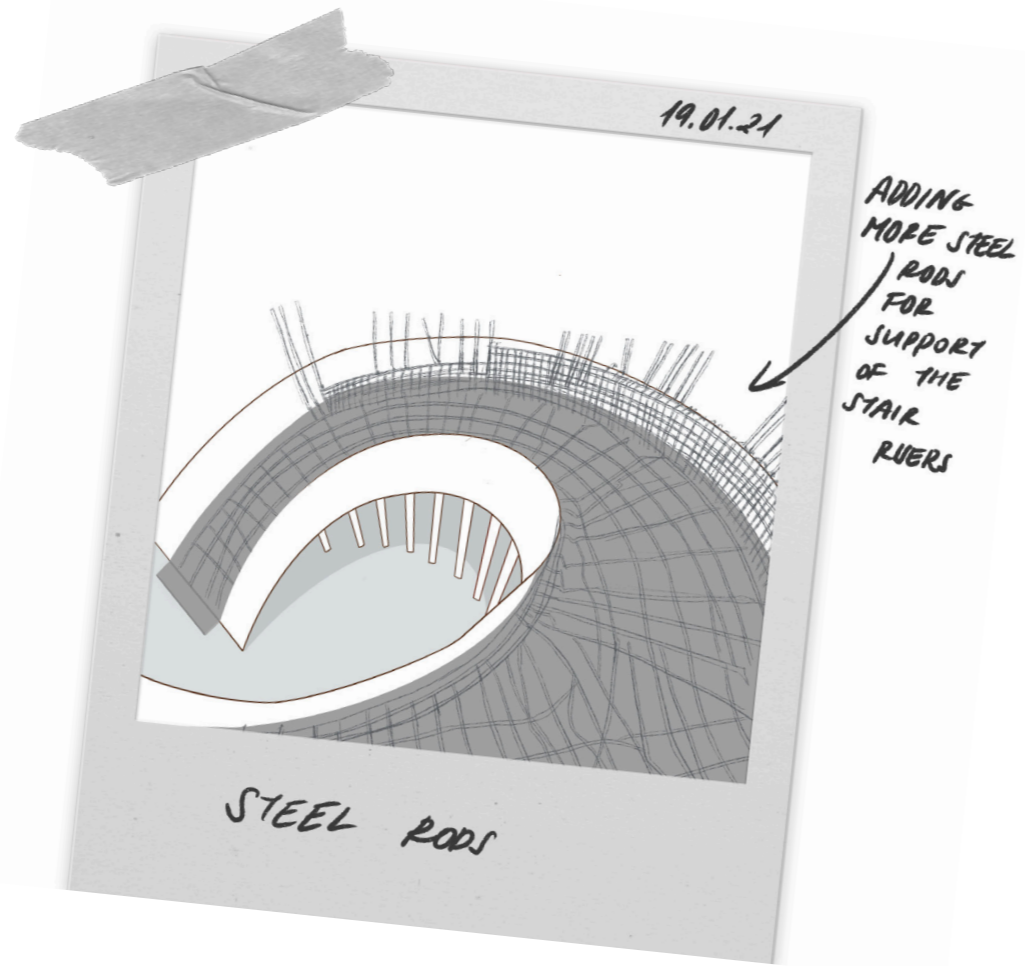
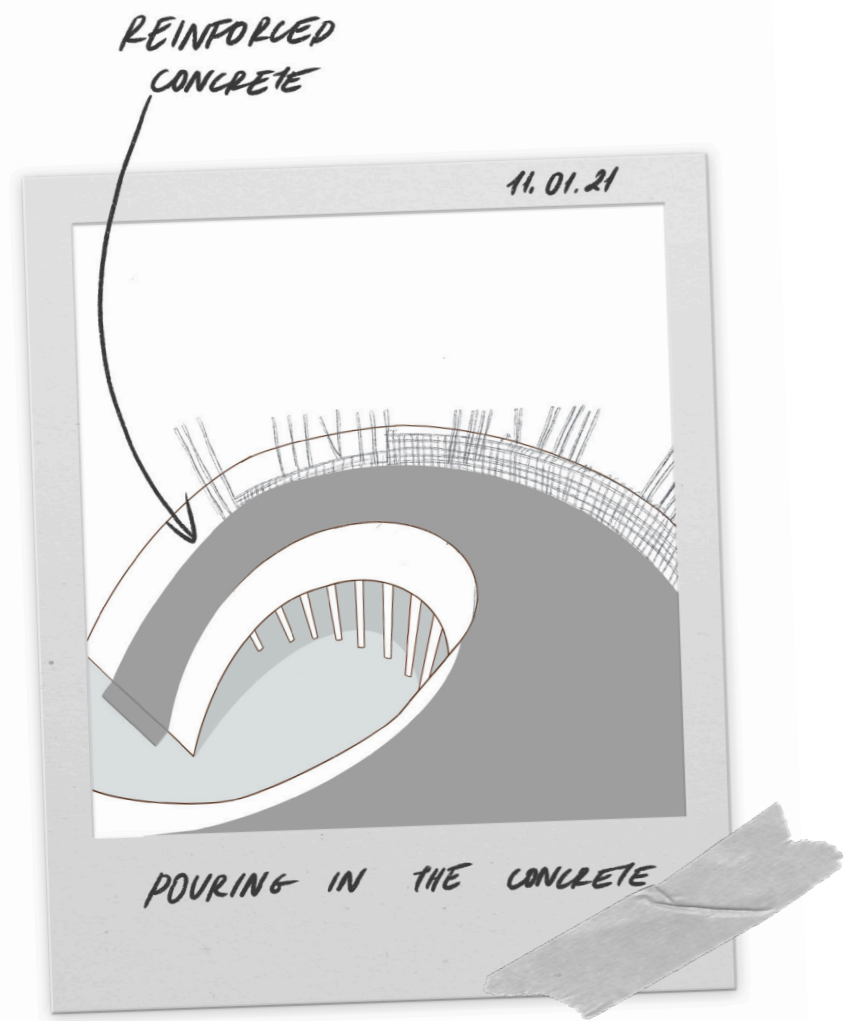
WOODEN SCAFFOLDING STRUCTURE IS INSTALLED

THE RAMP IS CREATED USING TIMBER BAYS AND PANELS

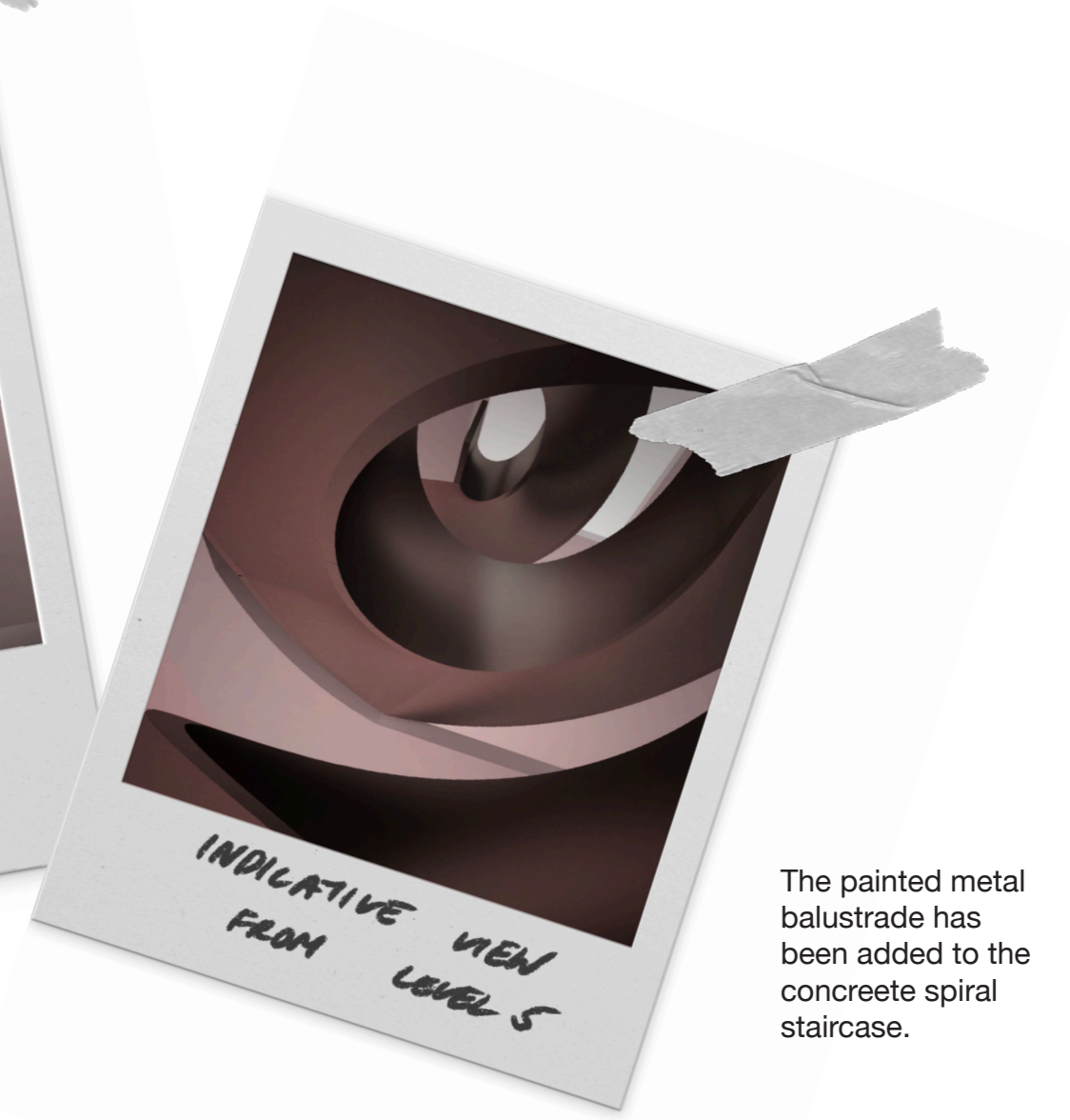
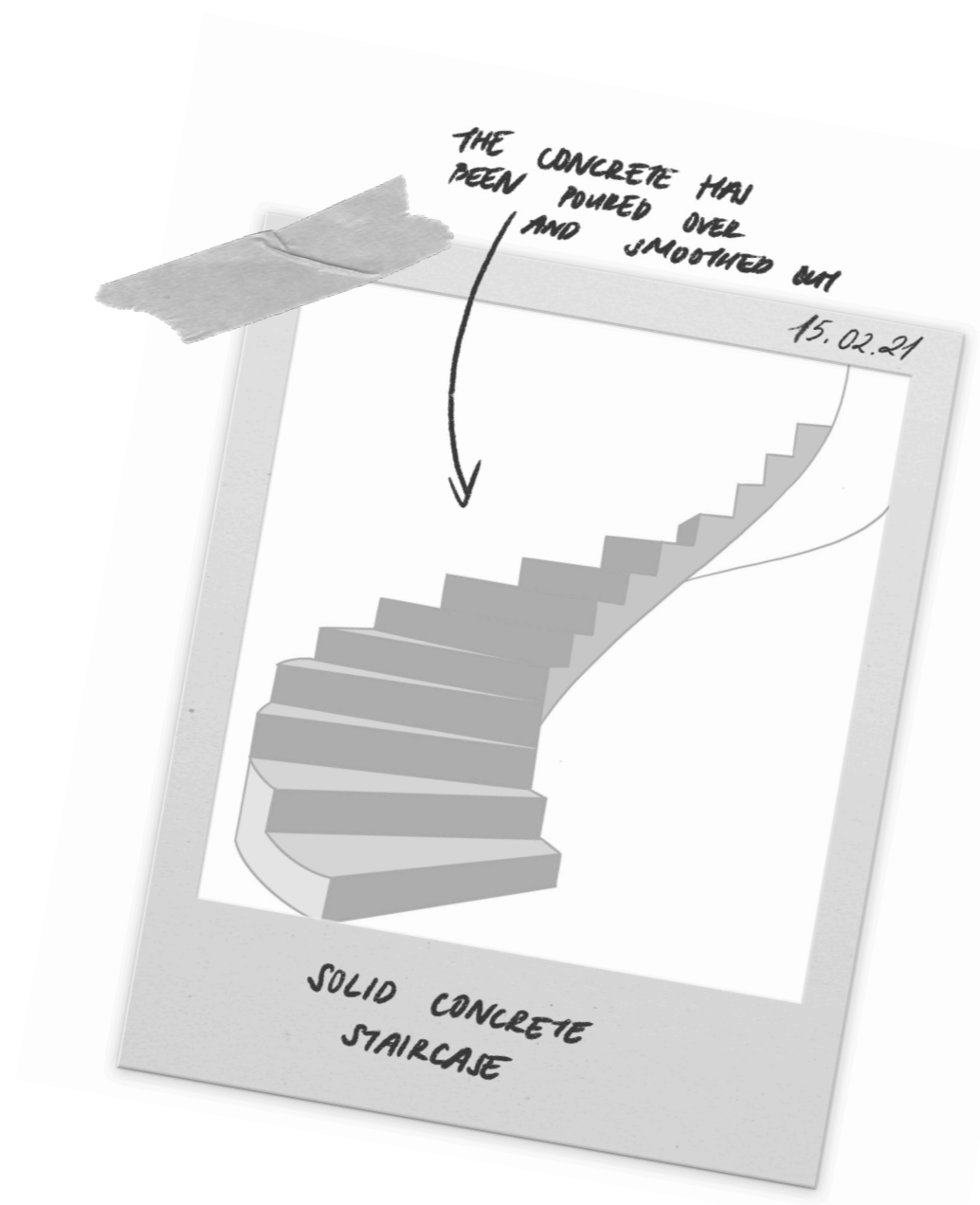
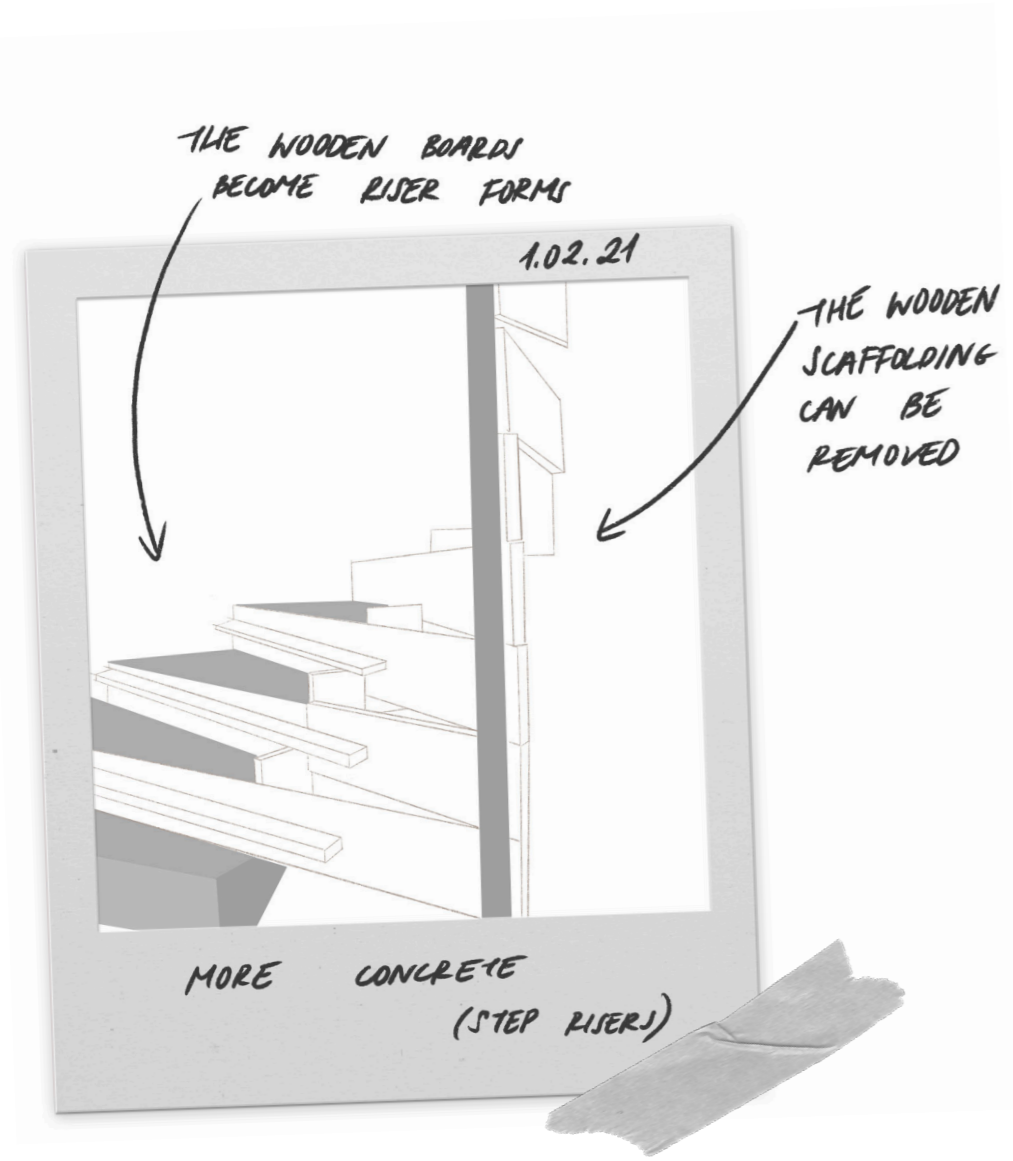


REINFORCING STEEL RODS TO BE USED IN CONCRETE









The painted metal balustrade has been added to the concrete spiral staircase.





**Kamilya Kelbuganova** <kelbuganova8@gmail.com>  
to Charlotte, Brandon ▾

1:59 AM (7 minutes ago) ☆ ↶ ⋮

Dear Charlotte,

Hope you are well!

As we approach the end of our project, I am writing to thank you for all the help and support that you gave us to complete our Site Diaries!

We know how busy you have been and yet you still took time to show us around the site and send a lot of information, for which we are thankful for! It has been an extremely helpful and fascinating experience for us, which taught us a lot about the reality of being an architect working on the construction site.

Wishing you all the best with the work and looking forward to seeing the project completed!

Kind regards,

Kamilya and Brandon

CONCLUSION AND THE  
FUTURE



# CONCLUSION AND THE FUTURE

Having this amazing opportunity of visiting the construction site and completing the site diary project during these tough times of a pandemic, I learnt and understood what actually goes behind the term of «construction» .

What stood out to me is the communication between so many companies of professionals and how crucial it is in constructing. As a student, I have never thought about all these branches of contractors, suppliers, engineers, consultants etc. I have not realised how much architect should engage with the rest of the groups and be the driving force of it.

Moreover, I never paid attention to how the project originates and gains planning permissions. Using planning portal in my previous courseworks was merely for architectural drawings, however, when completing the site project I have found A LOT of useful information of how the project undergoes the certain stages to achieve planning permission, as well as all the documents of sustainability, health and safety, ecology and site information that are required.

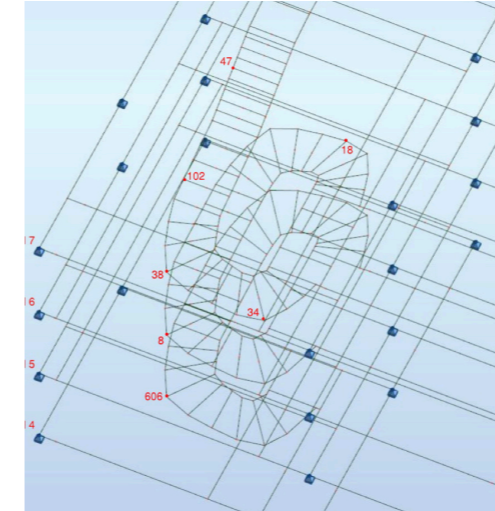


Waterman Group Team

6.01-6.05

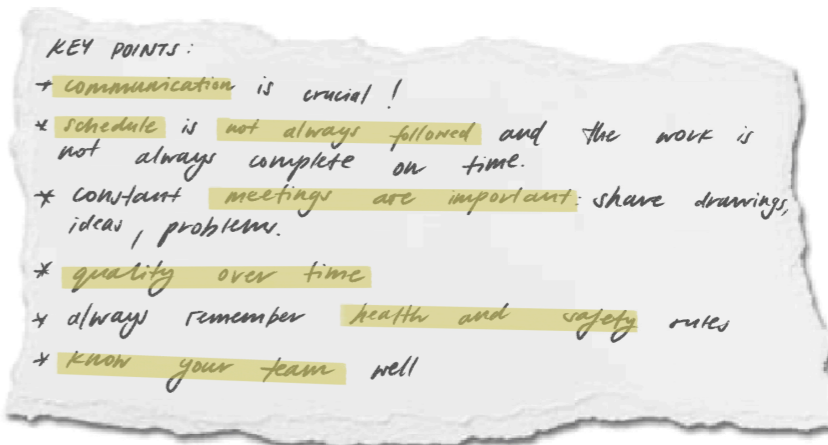
In terms of construction of the staircase, I have observed a technology of a 3D line beam stiffness model that has been developed to assess the performance of the stair and set the basic geometry.

I thought that it is a very clever and efficient way to assess something before building it, to see if it would work beforehand.



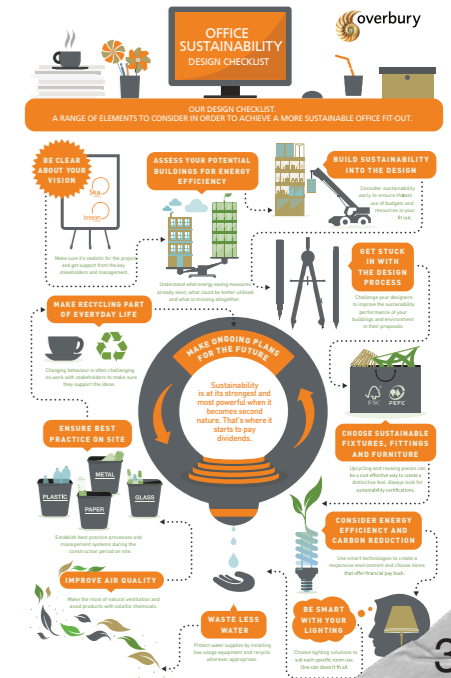
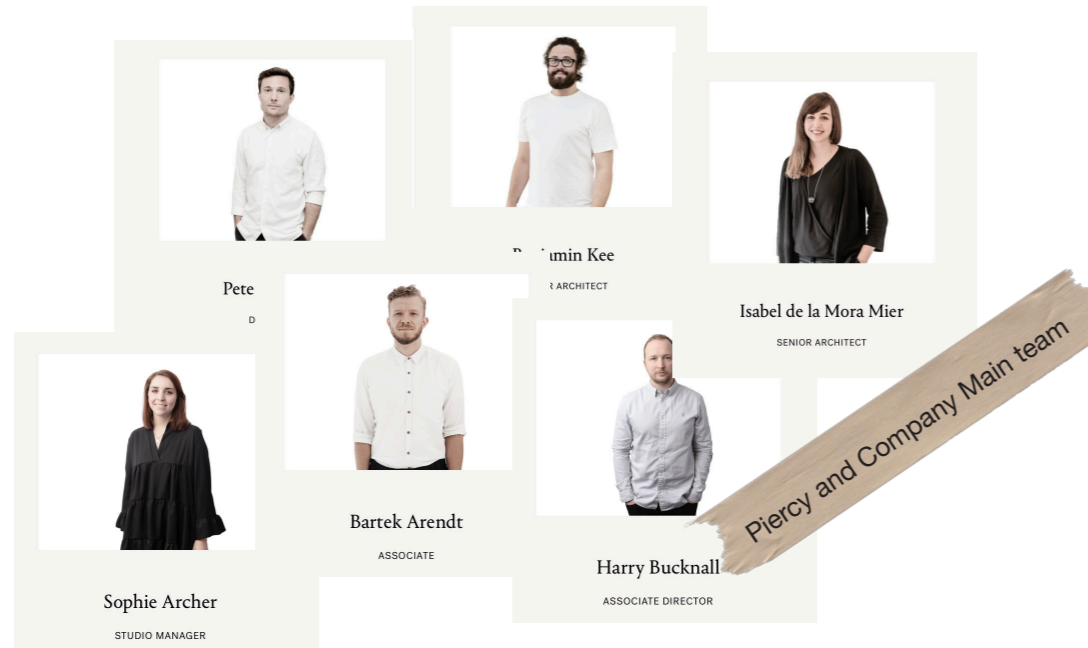
Looking back at the Formative Assessment Plan, it seems like it was a preparation plan that will guide me through the Site Diary. The proforma was more of an introduction to the site, the architect's work, our main contact (waterman) and their work, and health and safety measures. Whereas the Site Diary project was an in-depth investigation of how the construction site operates and recording into a literal «diary»

Since this experience, I have learnt that an architect is so much more than a designer- an architect is the driving force of the project and an extremely responsible figure. The Site Diary experience made me realise that I am not only interested in creating new construction projects focusing mostly on the design of the facade, but also that I want to work internally and create comfortable and aesthetic spaces on the inside, like Piercy and Company does.



In my opinion, in terms of sustainability and addressing Climate Change does the building project go far enough, as it touches on most of the issues that are created by the construction. The architects of the building are mindful of carbon emissions, creating biodiversity, creating accessible transport routes and creating a safe and pleasant environment for people.

However, our main contact has not informed us on the sustainability aspect of the fit out project, which would be interesting to hear. Although I found that Piercy and Co are ISO 14001 certified and their in-house sustainability working group has a remit to audit and improve the environmental choices at each stage of a project, aiming to meet then exceed recognised standards. As well as Overbury that have created an office sustainability checklist to ensure their approach is most sustainable and eco friendly.







# TS2 SITE DIARY FORMATIVE ASSESSMENT PROFORMA

*KAMILYA KELBUGANOVA-W1720785*

*STUDIO 3*

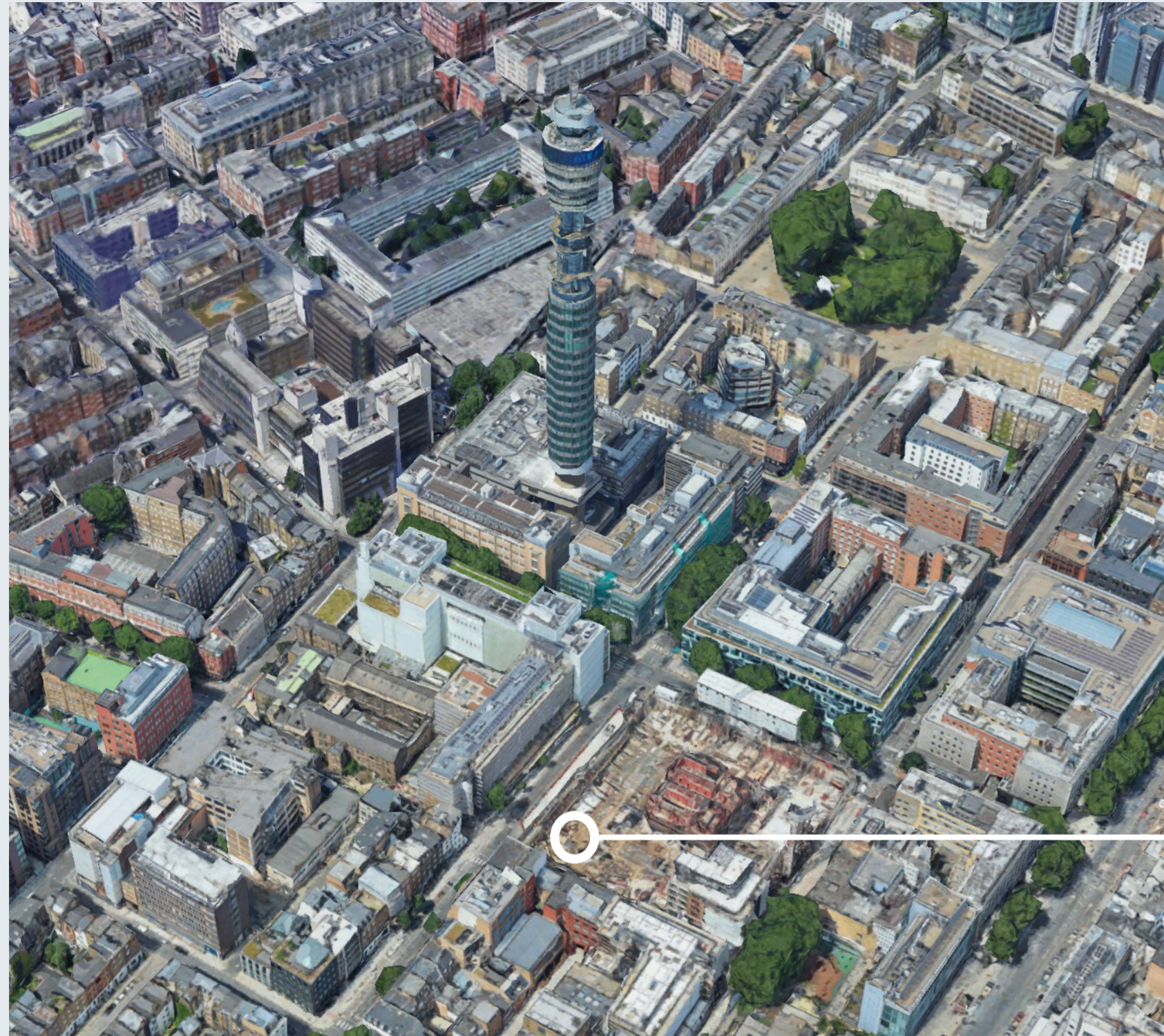
*PARTNER: BRANDON CLARK-W1724005*

*STUDIO 2*

*1.0 80 CHARLOTTE STREET FITZROVIA, LONDON W1T 4QS*

*1.1 ENGLAND, UNITED KINGDOM*

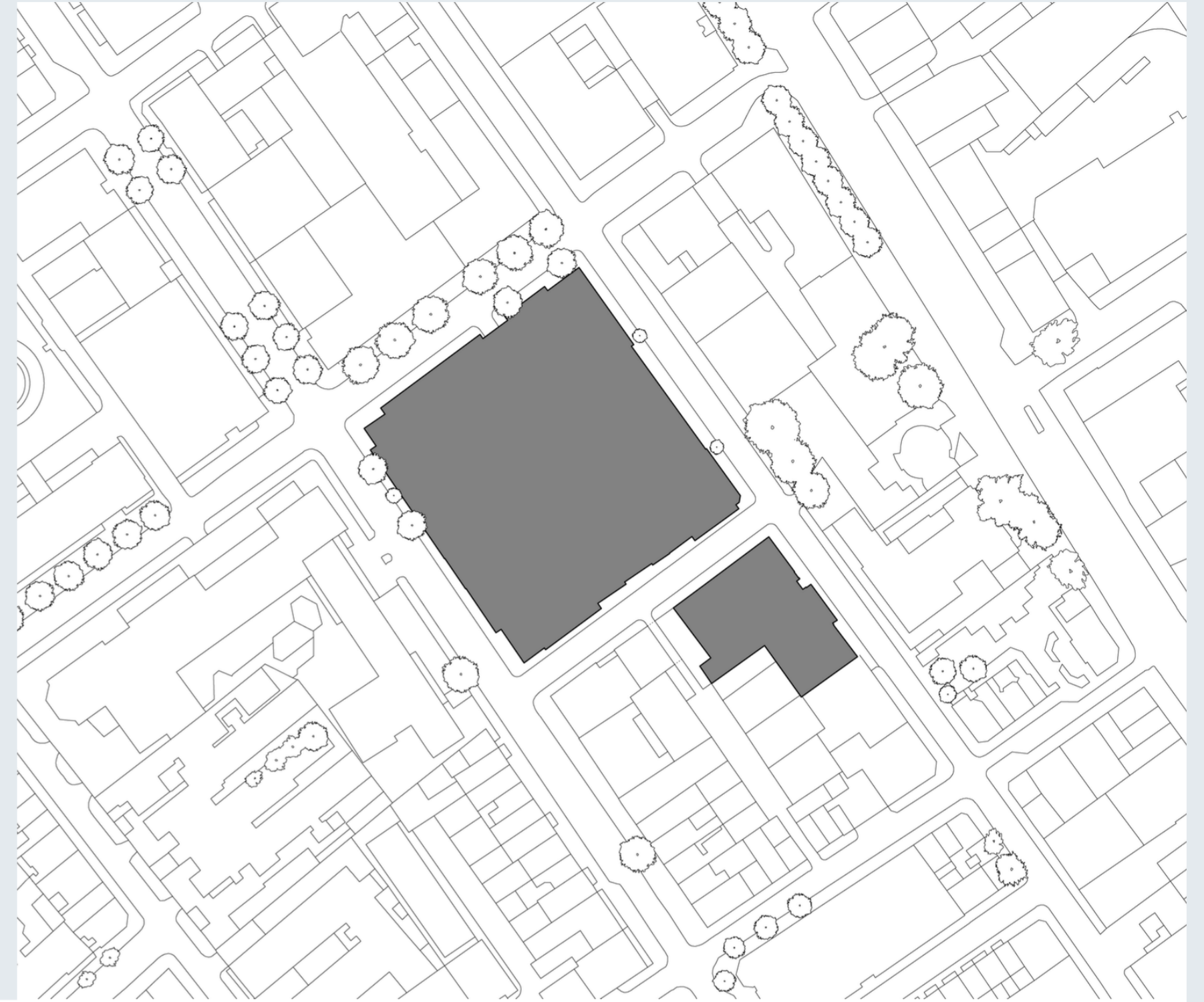




1.0 80 CHARLOTTE STREET  
FITZROVIA, LONDON W1T 4QS

1.1 ENGLAND, UNITED KINGDOM

SITE LOCATION PLAN



1.2 ARCHITECT:  
MAKE ARCHITECTS

1.3 CLIENT:  
DERWENT LONDON

The Make Architects designed this urban 320,000ft<sup>2</sup> block of workspace, 55 new apartments, a café, a restaurant and the new Poets Park on Chitty Street. Their client was Derwent London- office specialist property regenerators and investors. However what me and my partner are looking at is the interior constructions by the Waterman Group.

1.2 INTERIOR ARCHITECT:  
PIERCY AND COMPANY

STRUCTURAL ENGINEERS:  
WATERMAN GROUP

Waterman has been appointed by Boston Consulting Group (BCG) for the structural engineering design aspects of the fit-out of their new tenancy at 80 Charlotte Street, Fitzrovia, London. Structural modifications will be incorporated into the fit-out works. This includes for forming holes through floors or steel beams.

1.3 CLIENT:  
BOSTON CONSULTING GROUP

1.4 CONTRACTOR:  
OVERBURY



ABOUT:

«The team at Piercy&Company consists of 70 architects, designers, researchers and a communications team working within a studio space we designed to support our passion for materials, form, technology and craft. We are designing projects at all scales in some of the most historic and sensitive locations in the UK. From furniture commissions and private homes to collaborating with international businesses and fashion brands on their London headquarters, all projects have the same level of intimacy, research and consideration.»

«Waterman Group is a multidisciplinary consultancy providing sustainable solutions to meet the planning, engineering design and project delivery needs of the property, infrastructure, environment and energy markets. The firm has extensive experience in property and buildings, environmental consultancy, power and energy, roads, highways and rail infrastructure, urban and regional planning. Award winning teams provide professional consultancy services throughout the complete life cycle of the asset starting from initial surveys and concept planning, through to design, delivery, project management, supervision and on-going maintenance.»

«BCG's diverse, global teams bring deep industry and functional expertise and a range of perspectives to spark change through leading-edge management consulting as well as data science, technology and design, digital ventures, and business purpose. We work in a uniquely collaborative model across the firm and throughout all levels of the client organization to deliver results that help our clients thrive.»

Overbury is the UK's leading fit out specialist with offices nationwide and over 500 employees. They are also part of Morgan Sindall Group plc, one of the UK's leading construction and regeneration groups. They offer project management from experienced teams - dedicated to the size, scope and sector of project and business.



THE CENTRO BUILDING  
39 PLENDER STREET  
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LONDON >  
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London W1U 3PZ  
United Kingdom  
+44 207 753 5353



London  
LONDON OFFICE  
Head office, and all projects up to £200m  
77 Newman Street  
London  
W1T 3EW

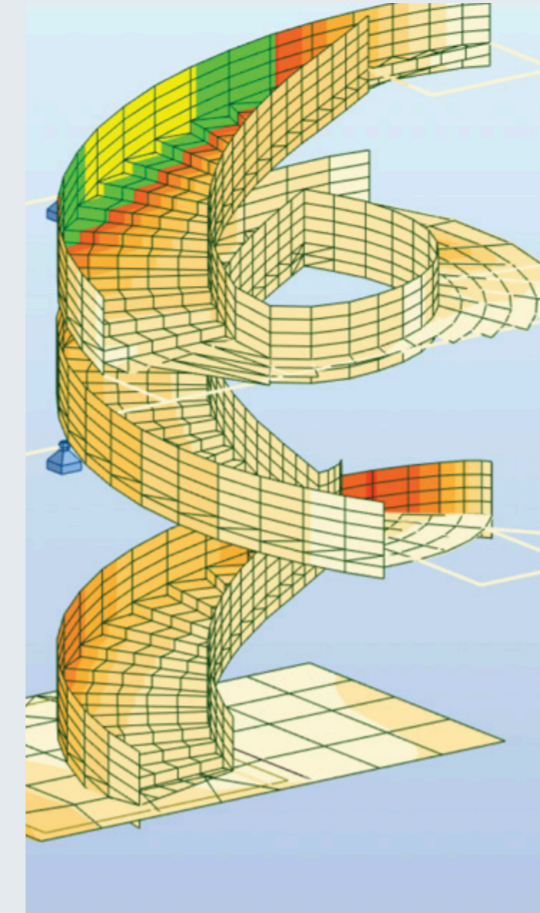
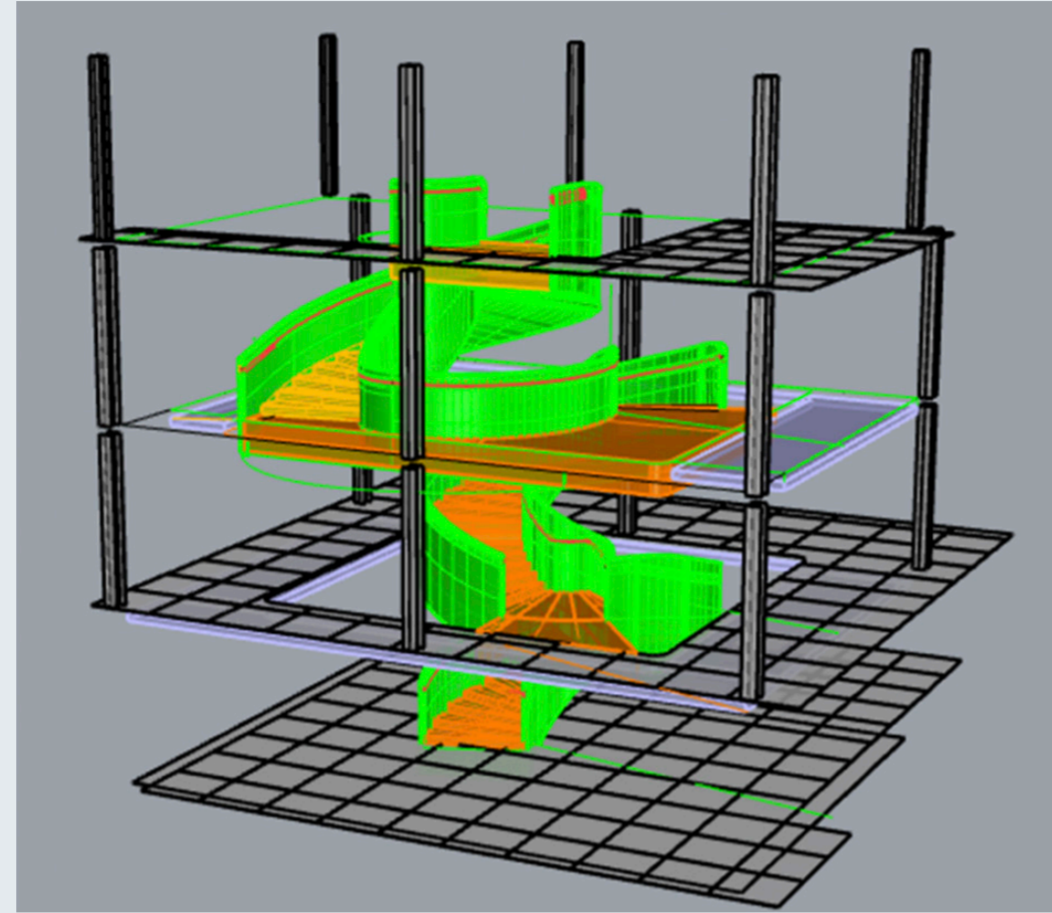


2.1 BRIEF DESCRIPTION OF THE PROJECT:

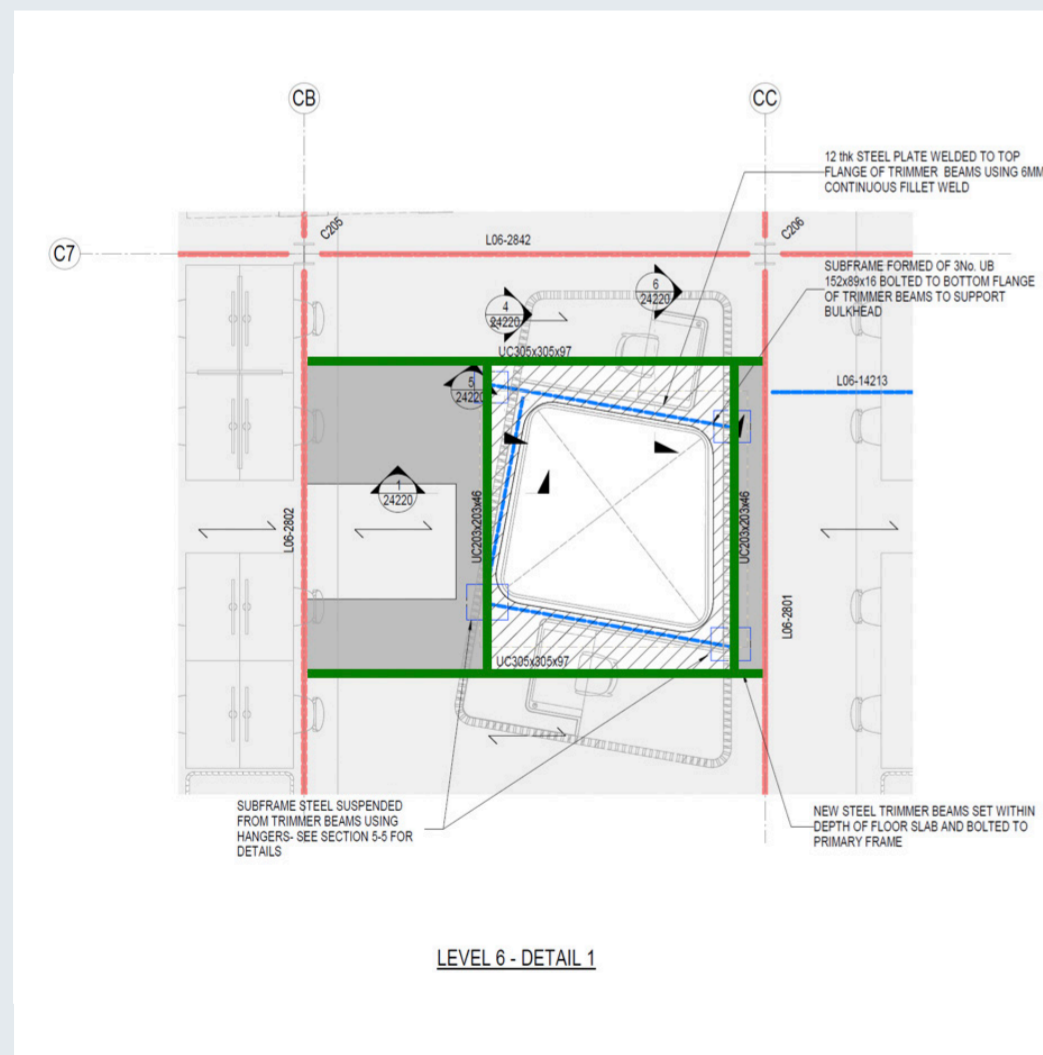
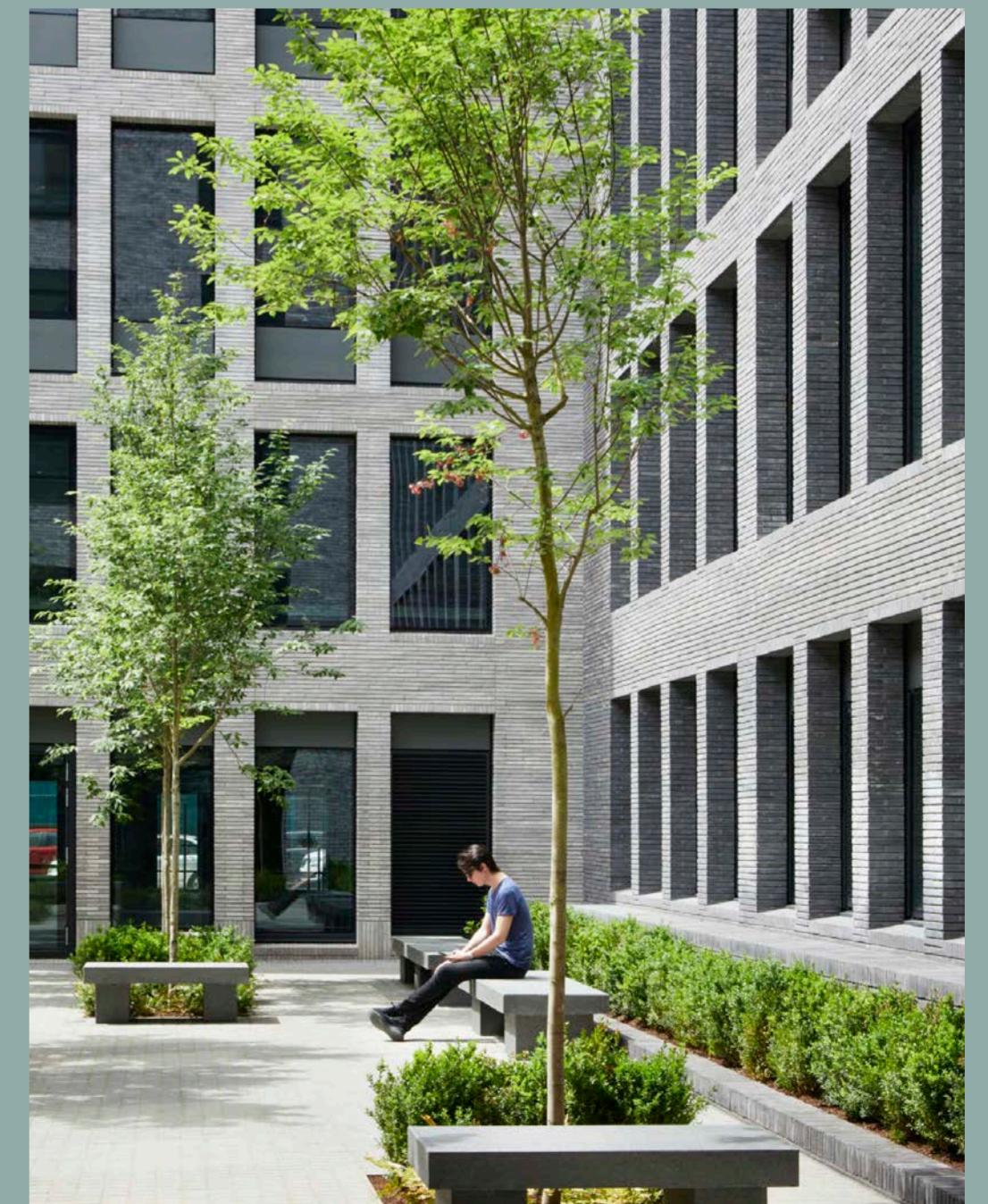
Waterman has been appointed by Boston Consulting Group (BCG) for the structural engineering design aspects of the fit-out of their new tenancy at 80 Charlotte Street, Fitzrovia, London. It is desirable to incorporate the major structural modifications and enhancements into the base build element of the work, while leaving the detailed aspects of co-ordination in the fit out.

The fit out includes several work items: Level 6-8 taircasc openings, level 5 staircase opening, loading points to accommodate stairs at level 5-8 and level 4, vertical holes for Pods, penetrations for kitchen extract and rool plant plinthsd and platforms.

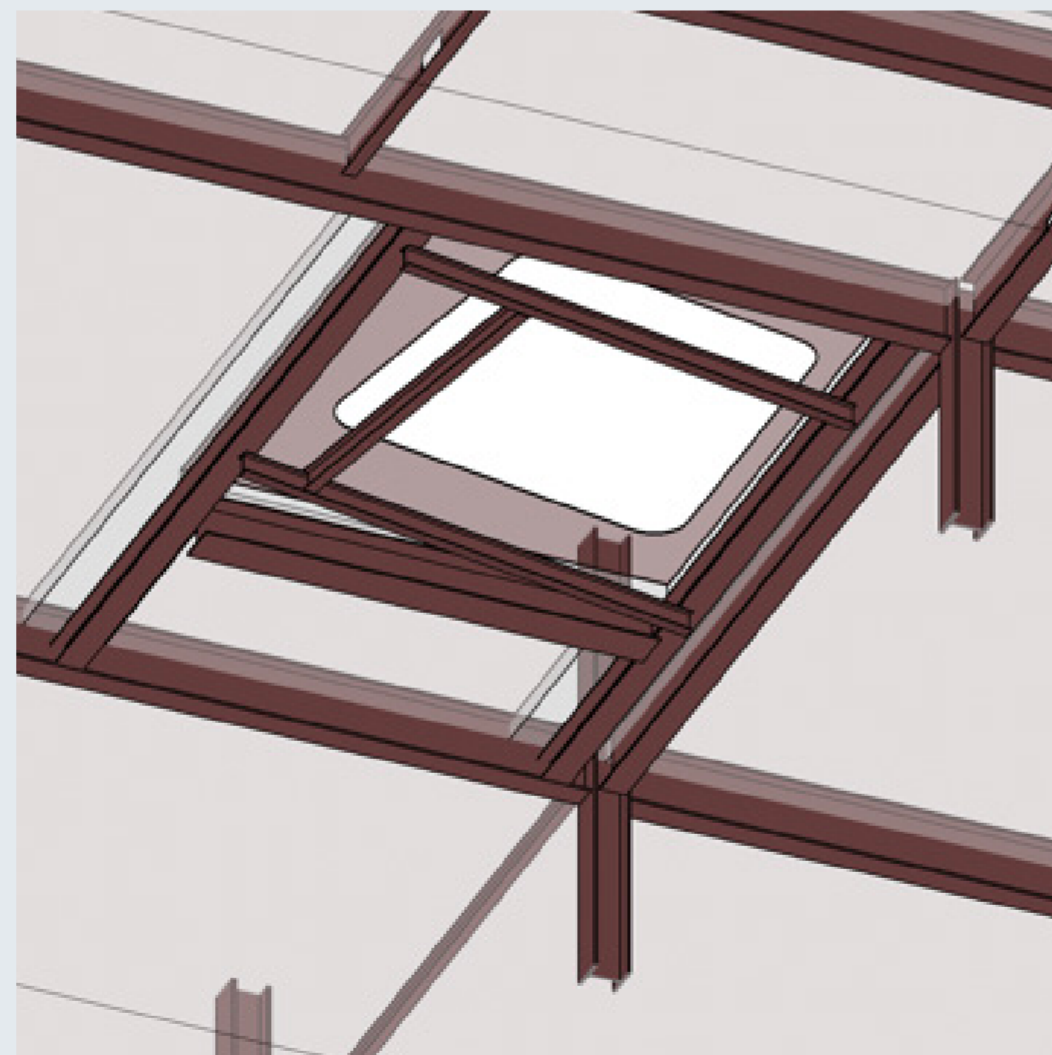
Out of all these items, we chose to document the staircase and the pods holes (which purpose is to provide a visual link between the floors) process. The footprint is circa 70 m x 70 m on plan. The bay for the staircase measures 12m x 9 m and the proposals are to create an opening for the stair over most of this footprint.



FEATURE STAIRCASE 3D MODEL PROVIDED BY THE WATERMAN GROUP



WORKSPACE POD STRUCTURE DRAWING PROVIDED BY THE WATERMAN GROUP



2.0 CONTRACT VALUE (£):

THE BUILDING ITSELF (THAT WAS DESIGNED BY MAKE ARCHITECTS) COSTS A LITTLE UNDER £ 200 MILLION .

HOWEVER, WE WERE NOT TOLD THE VALUE OF THE FIT OUT CONTRACT; BASED ON RESEARCH HIGH SPECIFICATION CATEGORY FIT OUT VALUE AVERAGES UP TO £ 139 PER SQ FT, IN OUR CASE THE FIT OUT IS 4900 SQ METERS WHICH SUMS UP TO £ 7.4 MILLION. TAKING INTO ACCOUNT THE IMPRESSIVE SIZE OF THE STAIRCASE, I PREDICT THAT THE CONTRACT VALUE MIGHT BE A LITTLE BIT MORE THAN £ 7.4 MILLION.



2.2 AT WHAT STAGE IS THE PROJECT NOW?

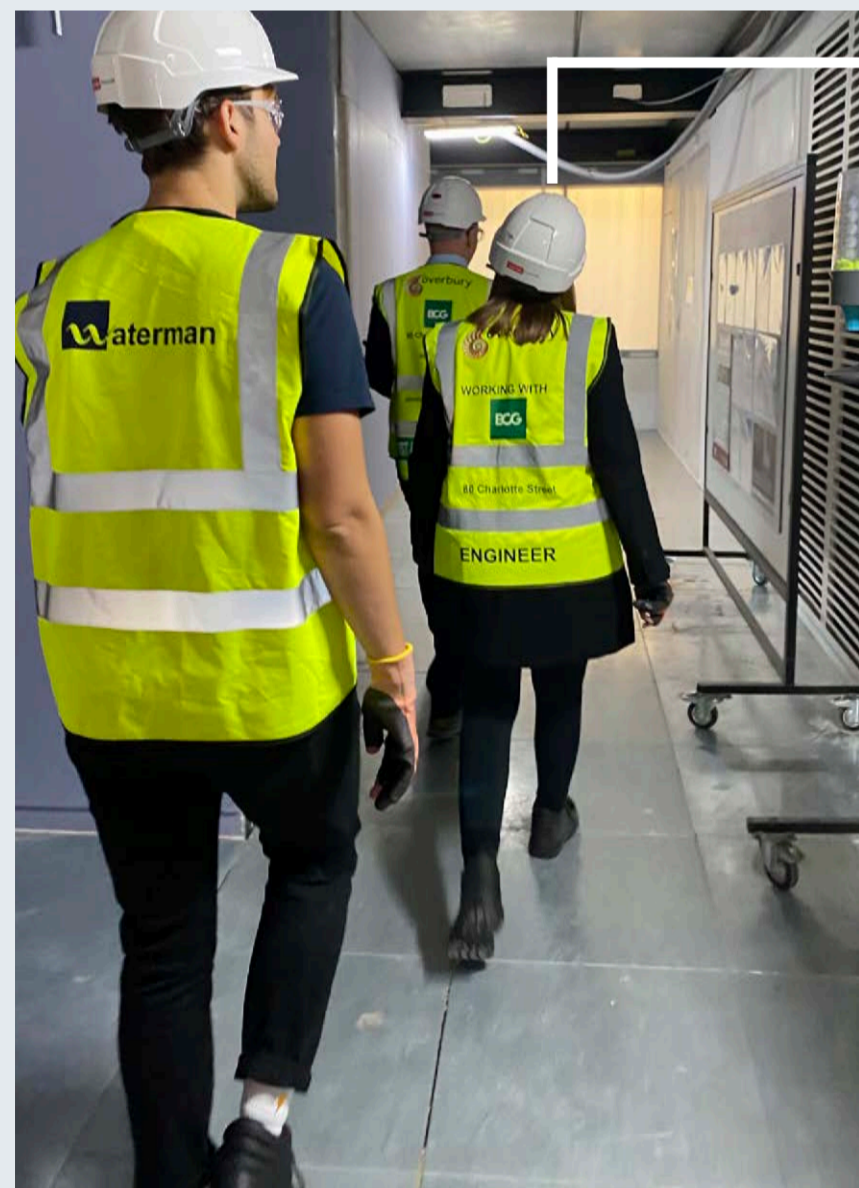
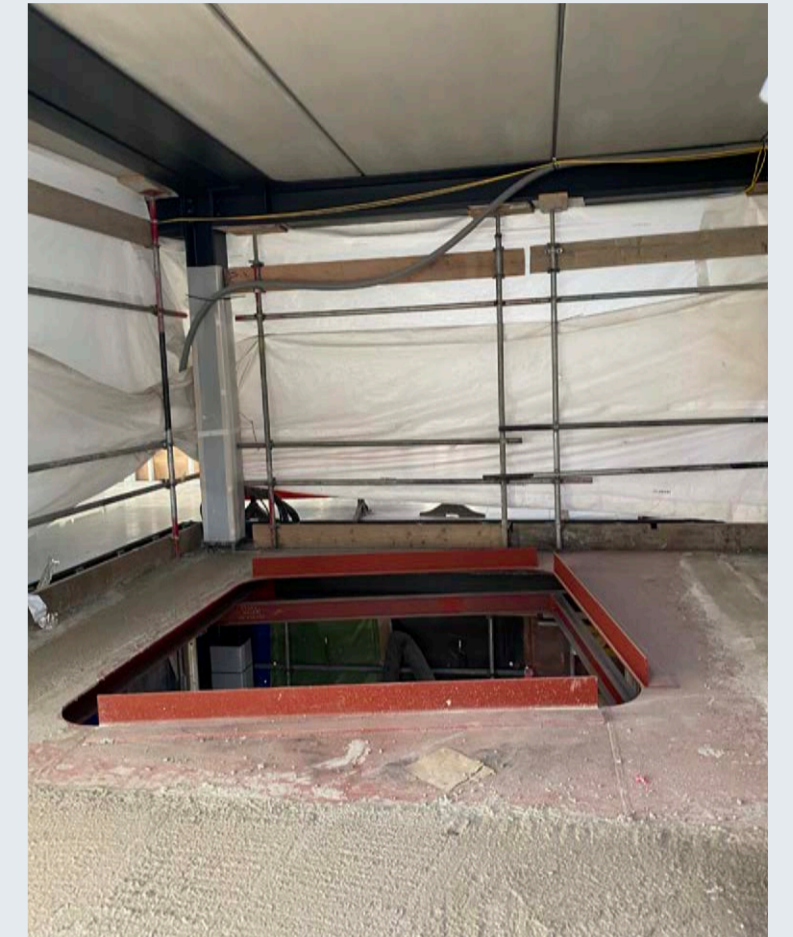
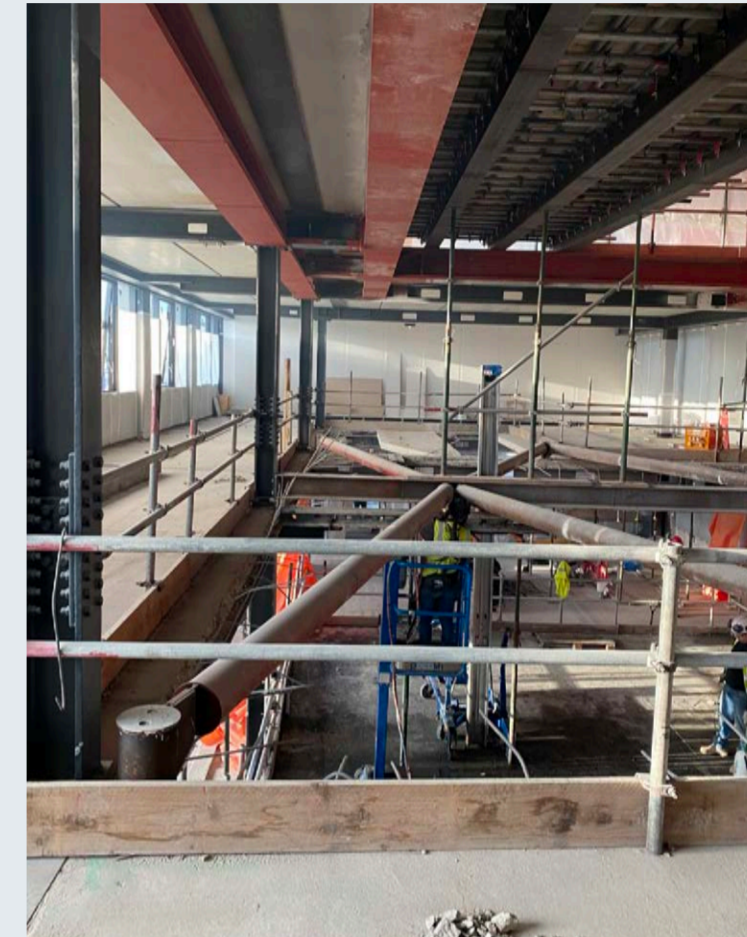
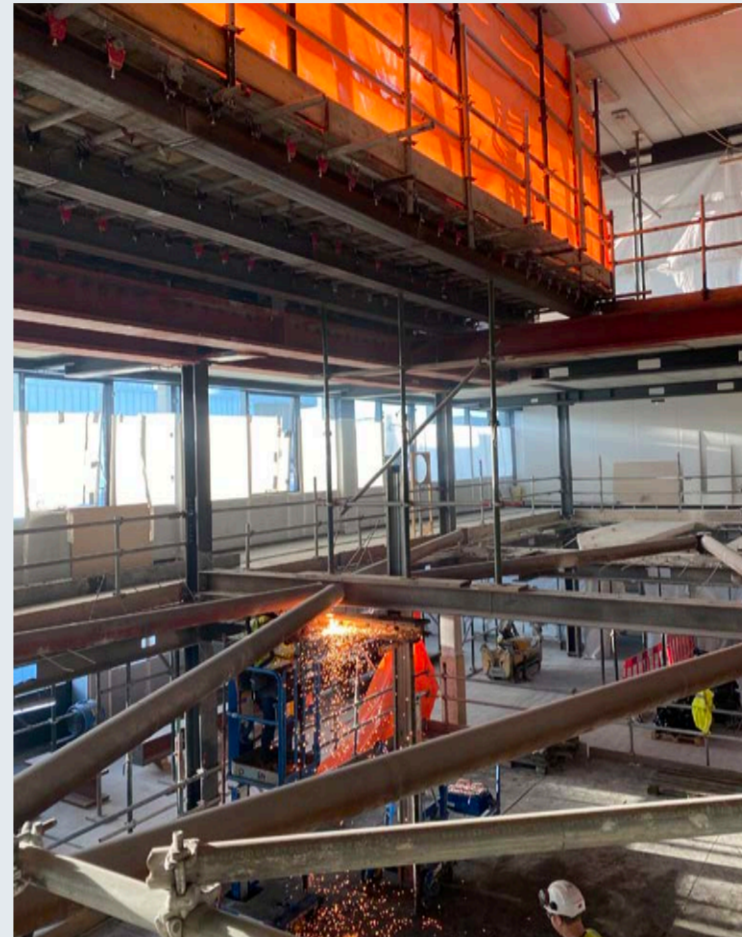
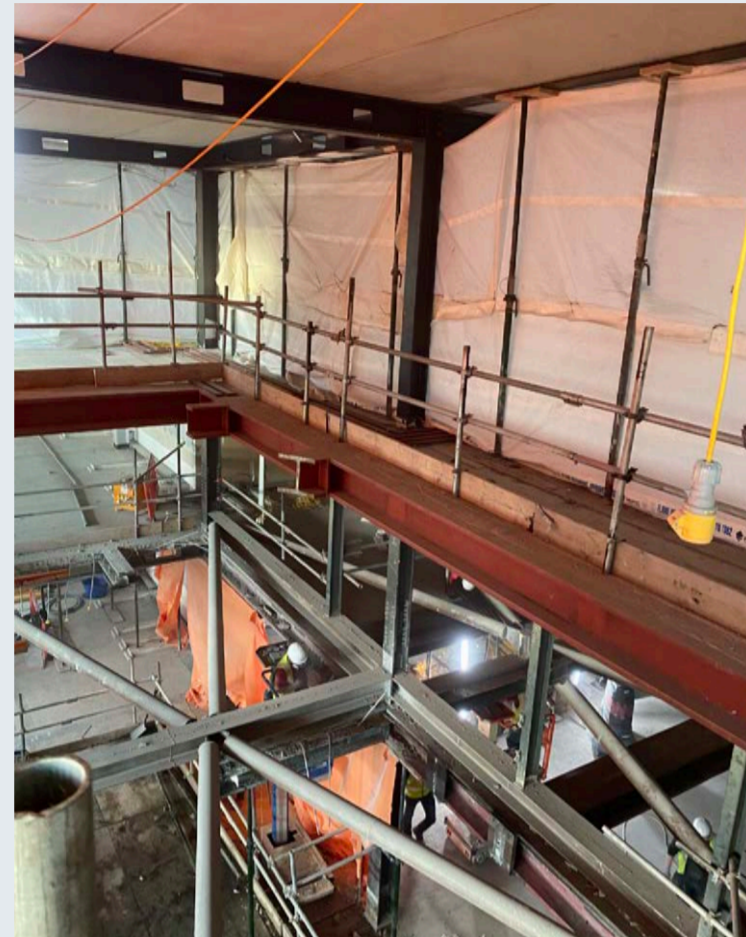
THE FIT OUT PROJECT HAS STARTED IN JULY 2020 AND IS STILL IN PROCESS. THE PROJECT IS HAS PASSED THE STAGE 4 ( TECHNICAL DESIGN) AND WILL BE ENTERING THE STAGE 5 (CONSTRUCTION) SOON. THE CONSTRUCTION IS PLANNED TO FINISH IN APRIL 2021.

SITE VISIT 1- 4th OF NOVEMBER

The team has removed existing floors and walls to install the staircase, as well as they have pierced the hole in floors for the pods.

The construction site has been cleaned and the construction workers have successfully put scaffolding and tubes across the floors for the support of the staircase, which will then be removed after the installation of the staircase. As well as there are beams that support the roof at level 8.

The steel frame has been installed in the pod hole.



2.3 WHO IS YOUR MAIN POINT OF CONTACT? WHAT IS THEIR ROLE?

OUR MAIN POINT OF CONTACT IS CHARLOTTE HITCHENS; SHE IS A GRADUATE ENGINEER AT THE WATERMAN GROUP. BEFORE JOINING WATERMAN GROUP, CHARLOTTE COMPLETED HER MASTERS AT THE UNIVERSITY OF LEEDS, WHERE SHE GAINED A SCHOLARSHIP FROM THE INSTITUTE OF CIVIL ENGINEERS (ICE).

CHARLOTTE HAS ALSO BEEN A STEM (SCIENCE, TECHNOLOGY, ENGINEERING, AND MATHEMATICS) AMBASSADOR SINCE I LEFT SCHOOL AND HAVE SPENT A LOT OF TIME VISITING PRIMARY SCHOOLS IN MY LOCAL AREA TO INTRODUCE CHILDREN, MANY FROM DISADVANTAGED BACKGROUNDS, TO ENGINEERING.

*“It is the ability to still trust your own judgement that makes a good engineer, although this can be hard in a society that can sometimes tell young women to doubt themselves.”*

Charlotte Hitchens  
Graduate Engineer,  
Structures



#INWED19



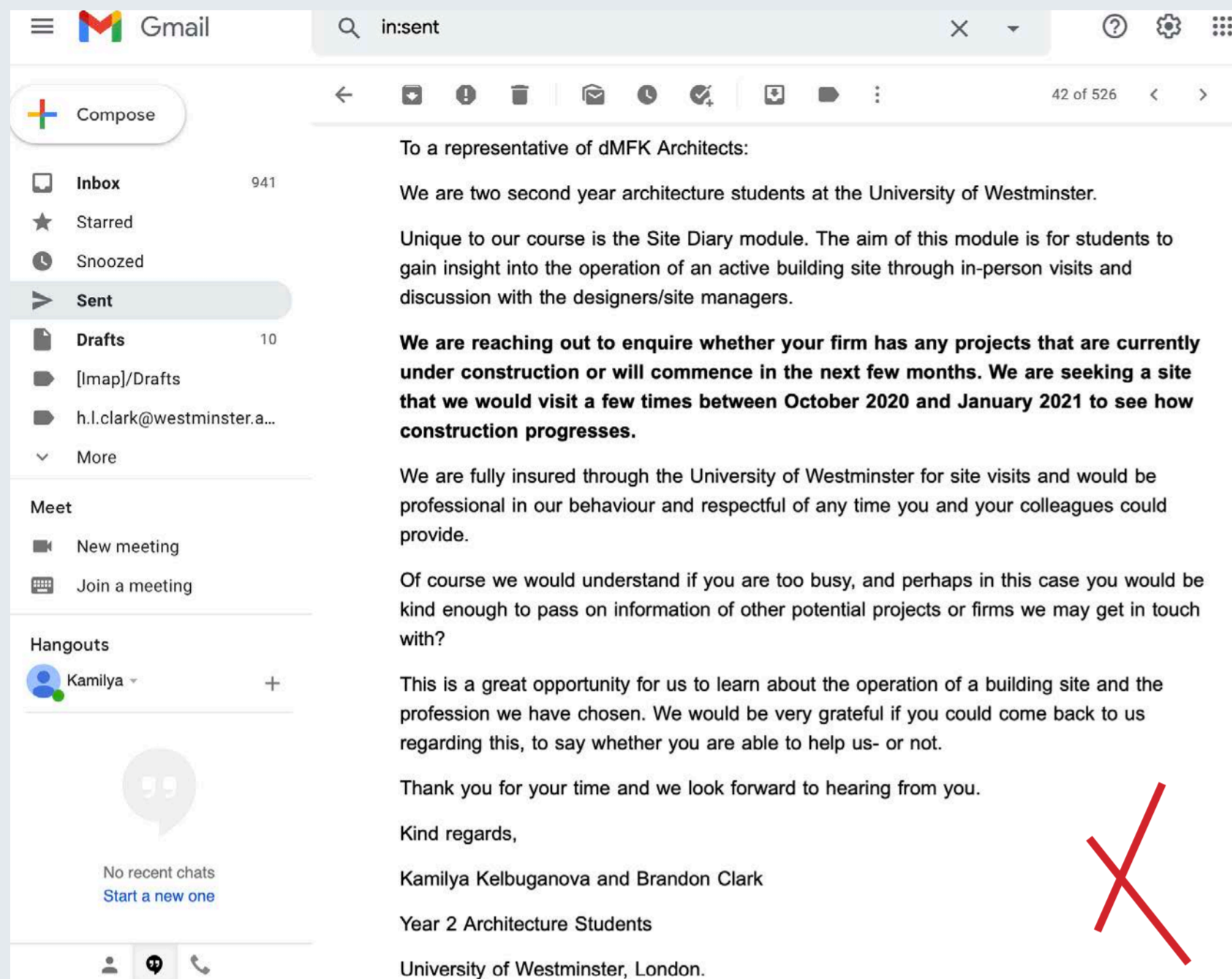
EDUCATION:

-  **University of Leeds**  
Master's Degree · Civil Engineering · 68.3 (2:1)  
2013 - 2017  
Activities and Societies: LUUWHC- hockey Civil Engineering Society
-  **Bromley High School**  
2006 - 2013
-  **Bromley High School**  
2006 - 2013

LICENSES AND CERTIFICATIONS:

-  **CSCS**  
CITB  
Issued Jun 2016
-  **PTS**  
Network Rail  
Issued Oct 2017 · Expires Oct 2019



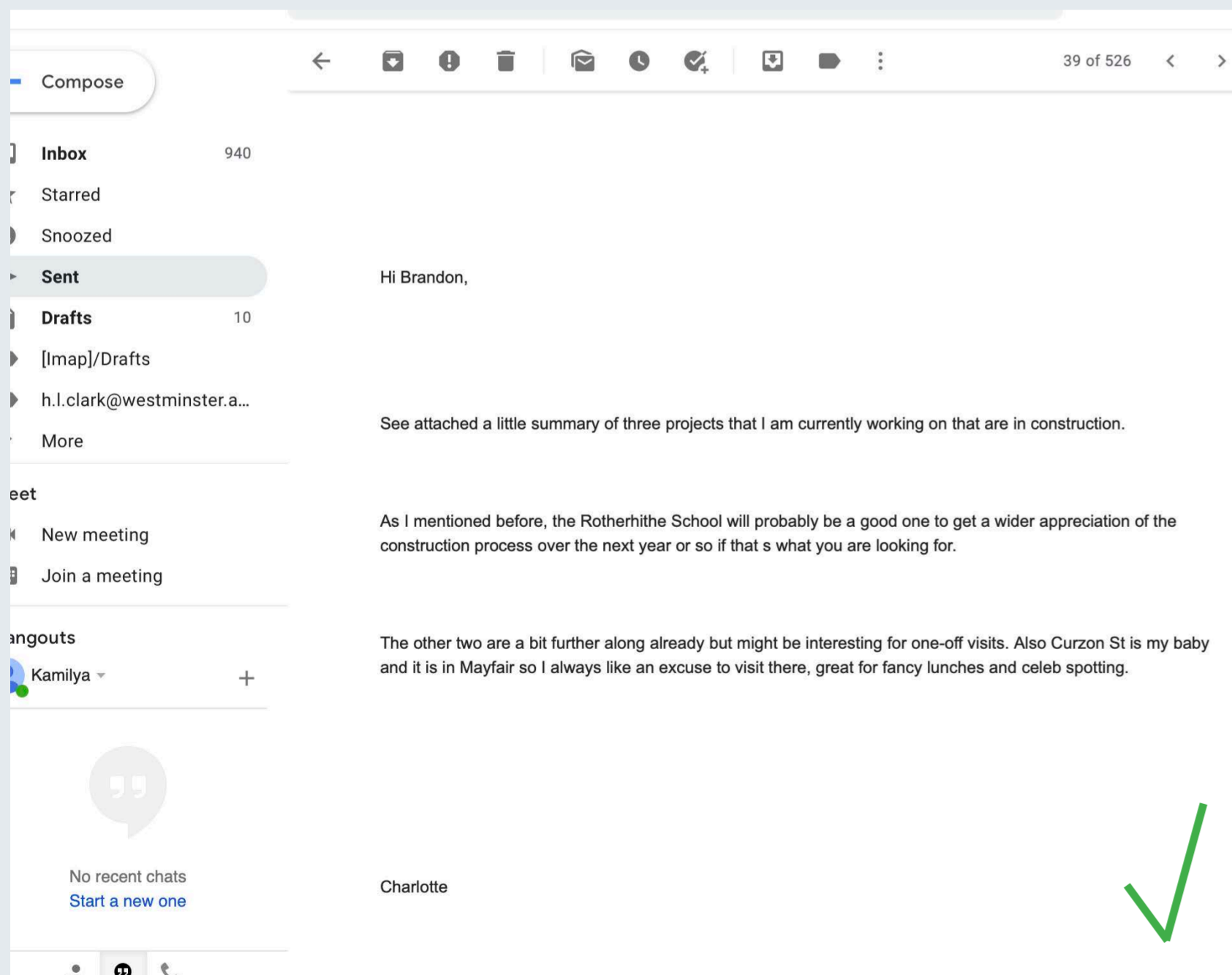


### 3.0 HOW DID YOU FIND THE SITE?

DURING SUMMER HOLIDAYS ME AND MY PARTNER HAVE EMAILED SEVERAL COMPANIES, NONE OF THEM REPLIED TO OUR EMAILS. HOWEVER, BRANDON'S FRIEND CHARLOTTE, WHO IS ALSO OUR MAIN POINT OF CONTACT, HAS BEEN KIND ENOUGH TO OFFER SOME HELP. CHARLOTTE REACHED OUT TO HER BOSS AND ASKED IF WE COULD USE ANY SITE THAT THEY HAVE UNDER CONSTRUCTION AT THE MOMENT, SHE CAME BACK WITH THREE SITES FROM WHAT WE COULD CHOOSE FROM.



We had a zoom meeting with Charlotte to talk about each of these options. Initially me and Brandon were leaning towards the 61 Curzon Street, but Charlotte has suggested to look at the 80 Charlotte Street if we want to see more progress from the site construction.



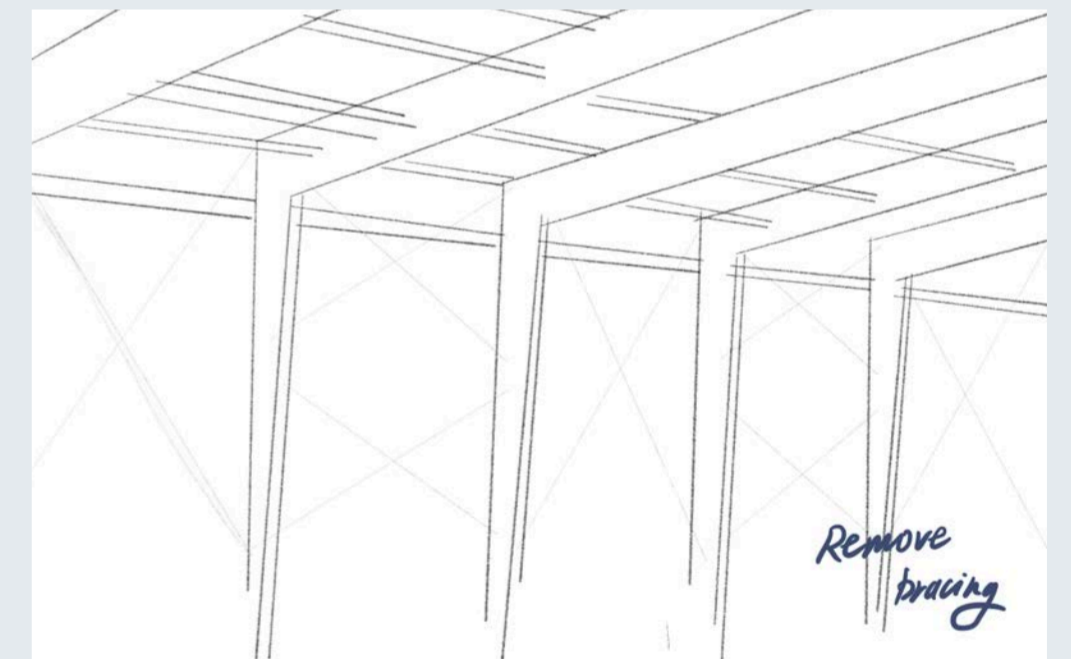
### 3.1 WHAT ARE THE PLANNED DATES FOR YOUR SITE VISITS?

First site visit: 4th of November 2020

Second site visit: 8th of December 2020

Third site visit: 4th of January 2021

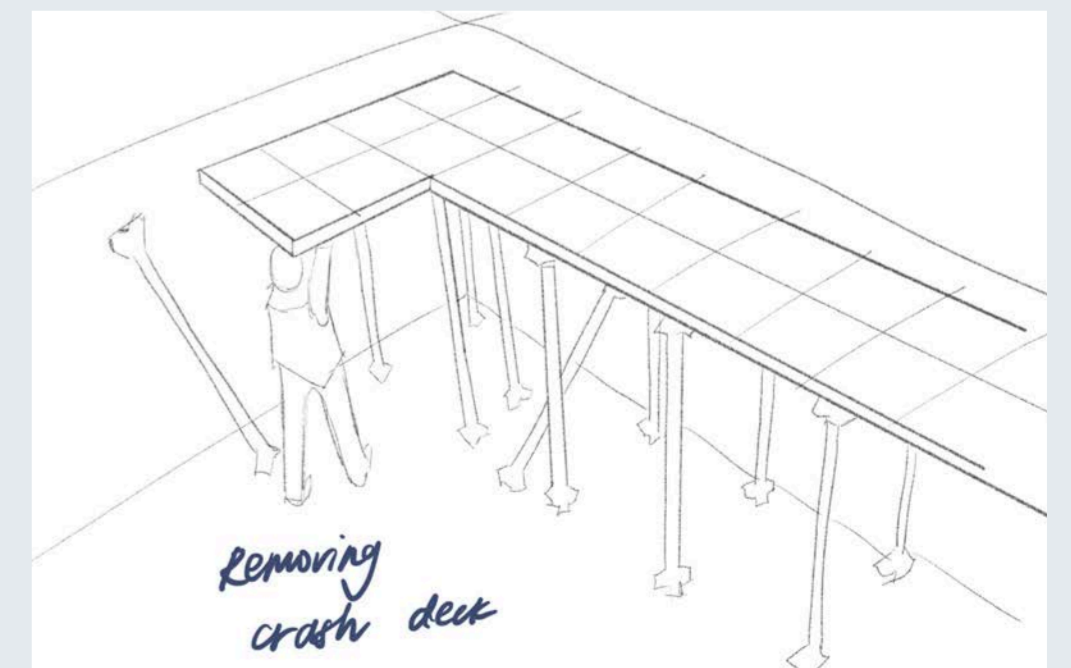
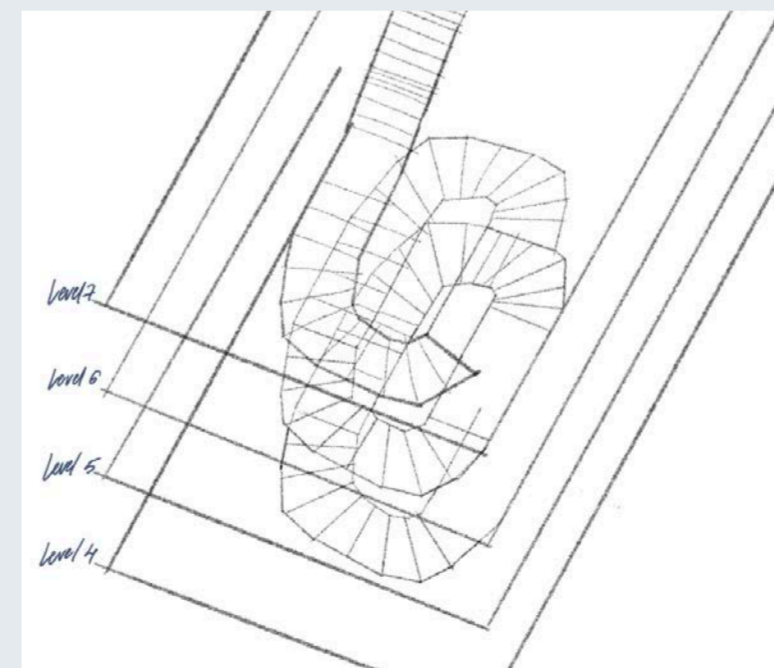
Due to Covid 19 and lockdown we are not going to be able to visit the site as much as we want to, therefore we might arrange online meetings.



### 3.2 WHAT CHANGES DO YOU EXPECT TO SEE IN THE WORK ON SITE DURING YOUR MONITORING OF THE PROJECT?

Our next site visit will be in a month, we were told that in approximately a month time they will remove temporary bracing, remove crash deck and complete floor structural work at levels 5,6 and 7.

Also, Staircase Structure Levels 5 to 6, 6 to 7 and 7 to 8 will be placed inc Scaffold.





### 3.3 COMMENT ON THE DESIGN OF THE SITE DIARY PROJECT

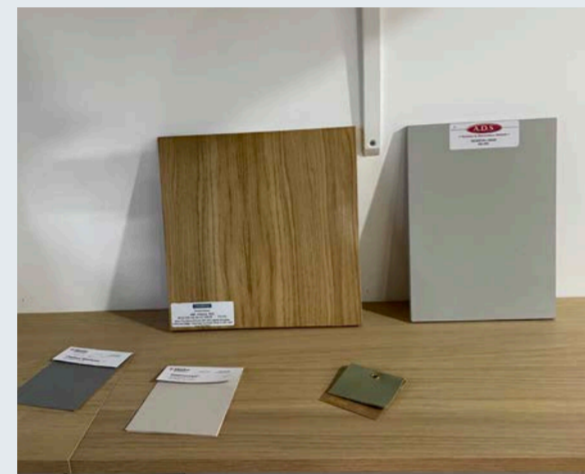
This mixed-use scheme completed in June 2020 and comprises 322,000 sq ft of offices, 43,000 sq ft of residential (10,000 sq ft affordable housing), 12,000 sq ft of retail and a new public realm park.

Touching on the sustainable part of the building is

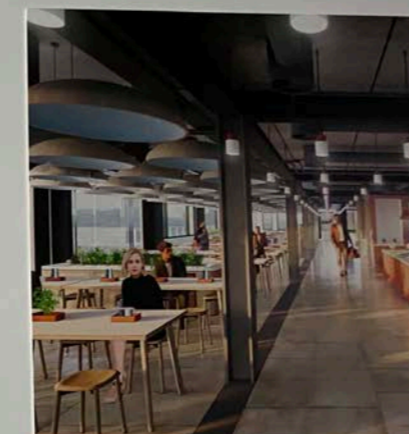
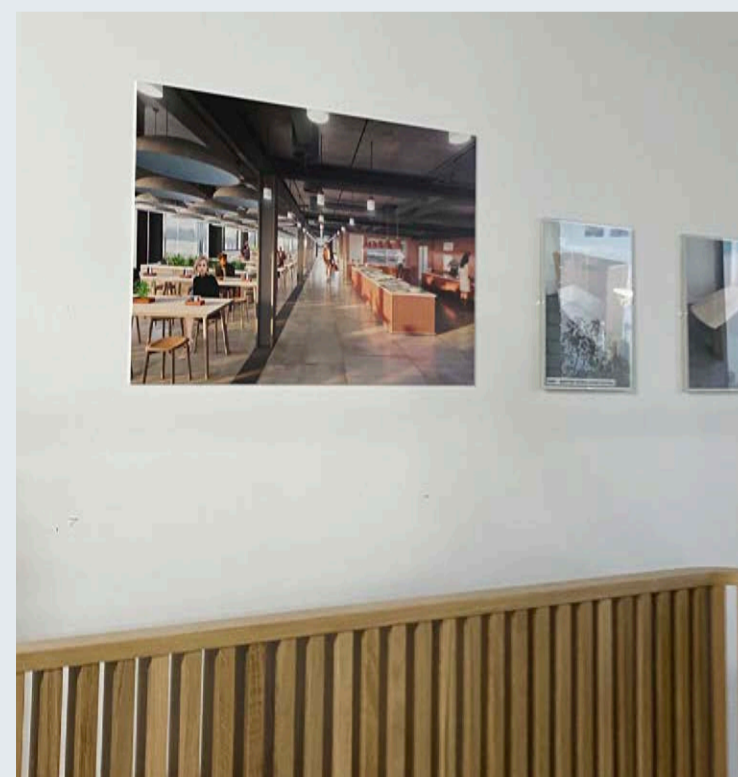
1. Air Source Heat Pumps on the roof provide heating and cooling and therefore avoiding the need for traditional gas boilers which are more carbon intensive
2. 80m<sup>2</sup> of solar thermal panels located on the roof will heat the domestic hot water reducing the building's requirement for grid electricity
3. Designed to achieve 28% lower embodied carbon intensity than the RICS benchmark, with estimated embodied carbon of 850kg CO<sub>2</sub>e per m<sup>2</sup>, versus the RICS Building Carbon Database (offices) average benchmark of 1177kg CO<sub>2</sub>e per m<sup>2</sup>

My initial thoughts on the project were that it would be hard to document only the inside of the project, as the facade is finished by another architecture company (Make). However, after being on the construction site and realising how big the staircase is going to be, I got excited to document the process and see more.

After our first visit, a Waterman group representative has sent us indicative staircase and pod images that gave me sense of how the finished project is going to look at.



While being on the site the site manager has showed us the materials that are going to be used after the construction is over, as well as some atmospheric images that were hung on the wall.



Before looking at the indicative images that is how I imagined the pod to be used, as a small indoor glass garden, that you could look through and see the level below you.



3.4 DO YOU LIKE THE WORK OF THE ARCHITECT?

AFTER BEING ON THE SITE I GOT INTERESTED IN WORK BY PIERCY AND COMPANY SO I LOOKED INTO THEIR WEBSITE AND NOTICED THAT A LOT OF THEIR PROJECTS HAVE THE SAME MATERIALITY, IN PARTICULAR THE USE OF WOOD AND STONE. THEIR SIGNATURE COMBINATION OF WHITE AND BROWN COLOURS IS NOTICEABLE IN ALMOST ANY PROJECT THAT THEY DO.

THEIR PROJECTS INCLUDE APARTEMNT BLOCKS, OFFICES, CHURCHES, MUSEUMS, LIBRARIES AND PRIVATE HOUSING.

WHAT I LIKE THE MOST ABOUT PIERCY AND CO IS THEIR CLEAN AND SHARP EXECUTION AND IT IS WHAT CAUGHT MY INTEREST IN THE FIRST PLACE.

AT PIERCY AND CO THEY BELIEVE THAT OBSESSIVELY REFINING EVERY ELEMENT OF THE DESIGN RESULTS IN THE BEST, MOST SUSTAINABLE BUILDINGS. THEY ARE KNOWN FOR THEIR USE OF BEAUTIFUL, ENDURING MATERIALS AND SEEK TO ENSURE THOSE MATERIALS ARE RESPONSIBLY SOURCED, CAREFULLY USED AND DESIGNED TO CONSIDER REUSE.

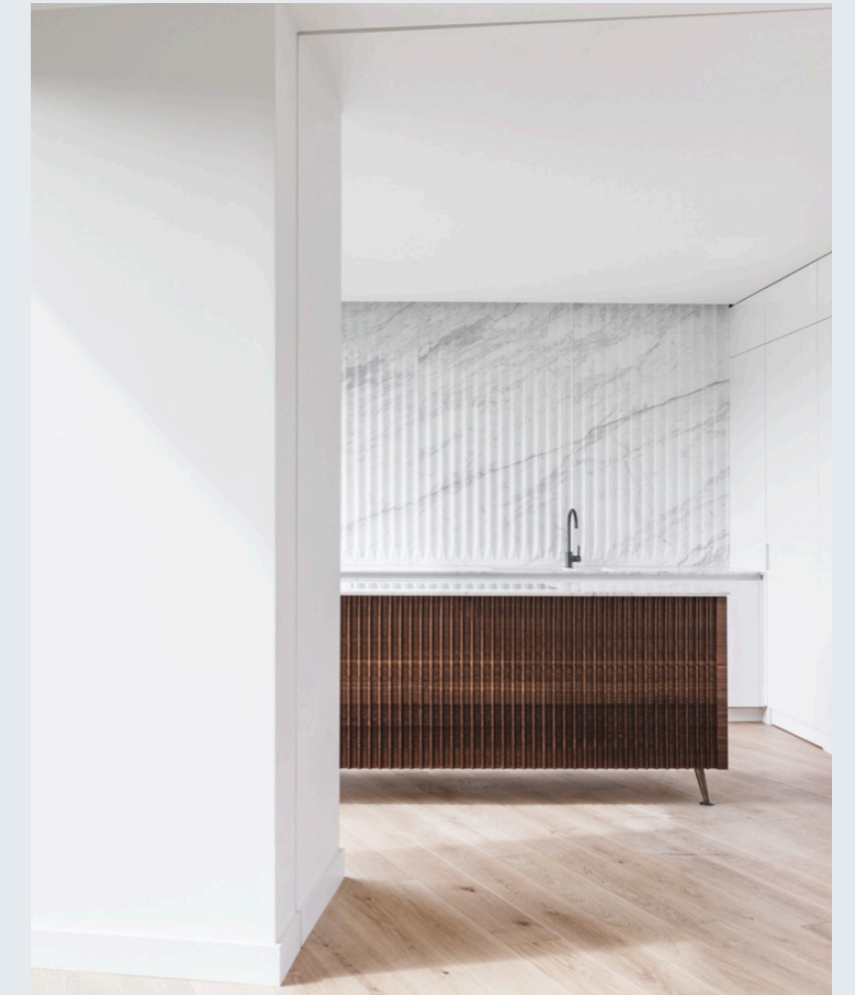
THEY ARE ISO 14001 CERTIFIED AND THEIR INHOUSE SUSTAINABILITY WORKING GROUP HAS A REMIT TO AUDIT AND IMPROVE OUR ENVIRONMENTAL CHOICES AT EACH STAGE OF A PROJECT, AIMING TO MEET THEN EXCEED RECOGNISED STANDARDS.



OFFICES  
25 SAVILE ROW  
DERWENT LONDON



FORA READING CO-WORKING  
FORA/BROCKTON CAPITAL



THE TELEVISION CENTRE PENTHOUSE INTERIORS  
AHMM FOR STANHOPE

3.5 IN RELATION TO THE SITE DIARY SET QUESTIONS ON THE BRIEF WRITE ABOUT 3 KEY AREAS YOU EXPECT TO LEARN ABOUT BY FOLLOWING THIS PROJECT. WHERE DO YOU ANTICIPATE THE KEY ISSUES, STORIES, EVENTS OR 'GOSSIP' TO BE?

COMMUNICATION

THE FIRST THING THAT I EXPECT TO LEARN BY FOLLOWING THIS PROJECT IS HOW THE TEAM COMMUNICATES WITH EACH OTHER AND HOW SOME OF THEIR RELATIONSHIPS ARE DIFFERENT FROM ONE ANOTHER. I AM INTERESTED IN LEARNING ABOUT THE ROLE OF THE ARCHITECT ON THE SITE, AS THE CONSTRUCTION WORKERS ARE ON THE SITE MOST OF THE TIME, WHEREAS THE ARCHITECT SEEMS TO COMMUNICATE REMOTELY.

THERE ARE A LOT OF PEOPLE LIKE CLIENTS, ARCHITECTS, STRUCTURAL ENGINEERS, PROJECT MANAGER, INTERIOR ARCHITECT, MEP ENGINEER, COST CONSULTANT, ACOUSTIC CONSULTANT, IT & AV CONSULTANT, PRINCIPAL DESIGNER & APPROVAL INSPECTOR, FIRE ENGINEER, LANDSCAPE ARCHITECT AND PLANNING CONSULTANT THAT ARE INVOLVED, AND I WANT TO KNOW HOW THIS BIG GROUP OF PEOPRE CAN ORGANISE THE CONSTRUCTION.

FEEES AND FUNDINGS

AS A STUDENT MY KNOWLEDGE OF FUNDING AND FEE CALCULATION IS LIMITED. KNOWING THAT THE COST OF THE FIT OUT PROJECT IS AROUND £ 7-10 MILLION, I AM EAGER TO LEARN HOW THE FUNDING WAS DISTRIBUTED AMONG THE LARGE TEAM OF PEOPLE, AS WELL AS HOW THE TOTAL FIT OUT PRICE WAS CALCULATED IN THE FIRST PLACE.

WHAT INTERESTS ME IN PARTICULAR IS WHO MAKES THE MOST INCOME FROM ALL THE PEOPLE ON THE TEAM. IS IT THE ARCHITECT WHO CREATES THE INITIAL DESIGN OF THE SITE OR IS IT THE ENGINEER WHO APPLIES THE PRINCIPLES OF SCIENCE AND MATHEMATICS TO DEVELOP ECONOMICAL SOLUTIONS TO TECHNICAL PROBLEMS ?

CONSTRUCTION OF THE BUILDING

BEING NEW TO VISITING CONSTRUCTION SITES AND LEARNING ABOUT BUILDINGS, I AM EAGER TO LEARN HOW THE BUILDINGS ARE MADE. IN PARTICULARLY, HOW CAN THE BUILDING STAND ON ITS OWN, WHAT ARE THE CORE STRUCTURES AND FOUNDATIONS THAT KEEP IT FROM MOVING OR FALLING. I WOULD ALSO WANT TO LEARN WHAT MATERIALS ARE ESSENTIAL FOR BUILDING CONSTRUCTIONS, IF THERE ARE ANY.

KNOWING THIS WILL GIVE ME, AS A STUDENT AND AN ASPIRING ARCHITECT, A BETTER UNDERSTANDING OF HOW TO APPROACH A BUILDING FROM THE DESIGN ASPECT OF IT. AS WELL AS IT CAN IMPROVE MY TECHNICAL DRAWING ABILITIES.



3.6 FROM A TECHNICAL/ CONSTRUCTION POINT OF VIEW WHAT ARE THE KEY AREAS YOU ARE INTERESTED IN LEARNING ABOUT FROM THIS PROJECT? COULD THIS FORM PART OF THE TIME LAPSE CONSTRUCTION SEQUENCE DRAWING?

FROM A TECHNICAL AND CONSTRUCTION POINT OF VIEW I AM INTERESTED IN LEARNING ABOUT THE PROCESS OF CONSTRUCTING THE SPIRAL STAIRCASE AS WELL AS THE FLOORS AND WALLS AROUND IT. THE SPIRAL STAIRCASE SEEMS LIKE A VERY HARD BUILDING FEATURE BOTH STRUCTURALLY AND TECHNICALLY AND SO I AM VERY DRAWN TO THAT PART OF THE CONSTRUCTION. ALTHOUGH I DO NOT THINK THAT THE STAIRCASE WILL BE FINISHED BY JANUARY, THEREFORE I CAN EXPLORE THE CONSTRUCTION OF FLOORS AND WALLS THAT THE STAIRCASE GOES THROUGH. I WANT TO DOCUMENT HOW THE DEMOLITION OF THE WALLS AND FLOORS HAS AFFECTED THE STRUCTURE OF THE BUILDING, WHAT HAS BEEN ADDED TO IT OR REMOVED.

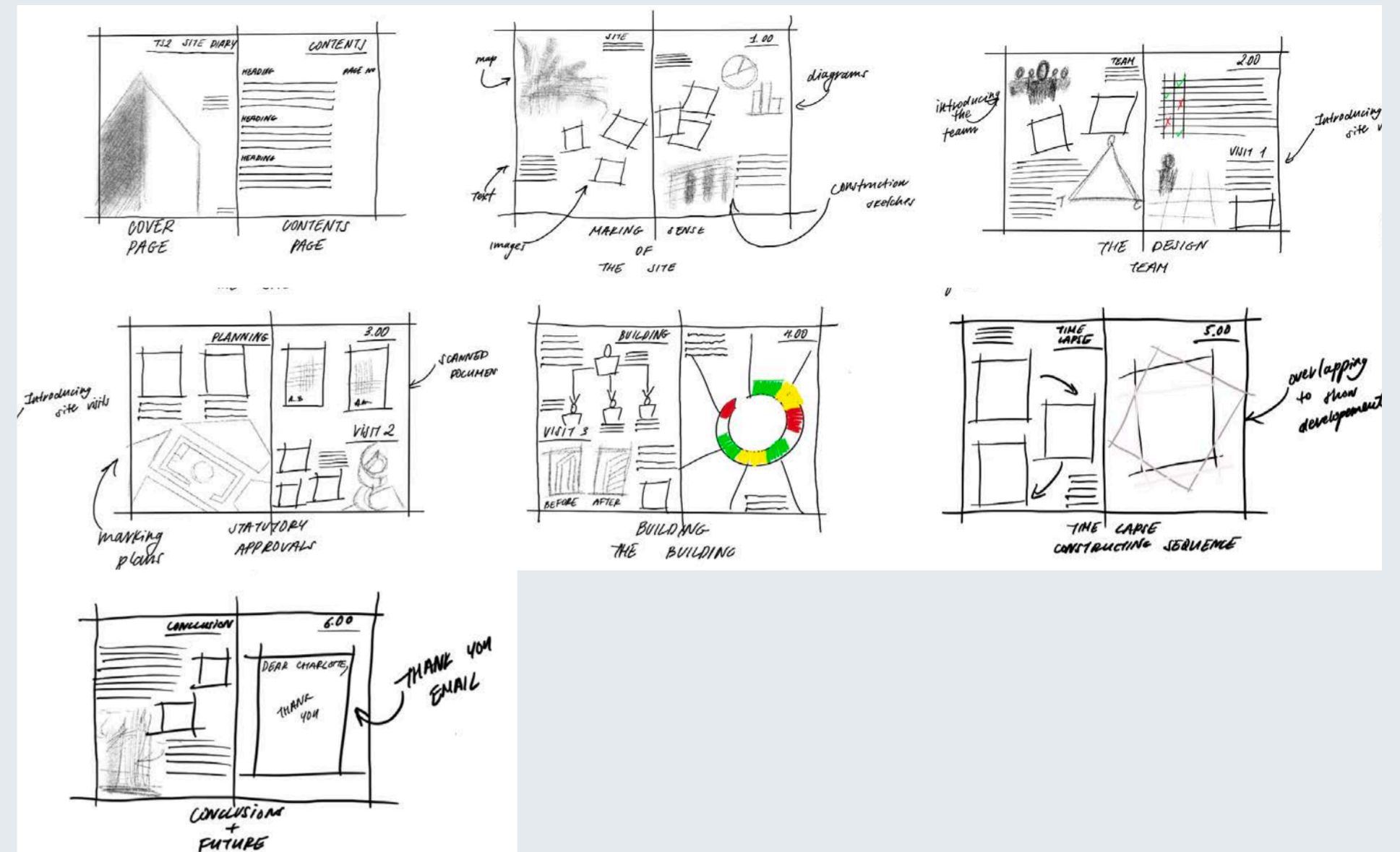
THE DEMOLITION OF THE WALLS AND FLOORS AND THEIR ADJUSTABILITY TO THE SPIRAL STAIRCASE COULD FOR A PART OF THE TIME LAPSE CONSTRUCTION SEQUENCE DRAWING. I CAN SHOW THE OVERALL PLAN OF THE FLOOR AS WELL AS THE CLOSE UP SECTION DRAWING TO EMPHASISE THE NEW STRUCTURE, IF THERE IS ANY.

4.0 OUTLINE YOUR THOUGHTS ON THE SITE DIARY LECTURES SO FAR. WHAT HAVE YOU LEARNT AND WHICH LECTURE OR LECTURES STAND OUT AND WHY?

3.7 WHAT IS YOUR PLAN FOR DELIVERING THE SITE DIARY? DO YOU HAVE ANY INITIAL OR INNOVATIVE IDEAS ON PRESENTATION?

BECAUSE OF THE ONLINE SUBMISSION I INTEND TO DELIVER MY SITE DIARY PROJECT IN THE MOST CLEAR AND EASILY UNDERSTANDABLE WAY. SINCE WE ARE DELIVERING A SITE DIARY, I WANT TO PRESENT IT IN WAY A DIARY WOULD BE PRESENTED- WITH A LOT OF HAND WRITING, SKETCHES, DIAGRAMS, THOUGHTS AND IMAGES. TO ACHIEVE THE DIARY FEEL I WILL SCAN MOST OF MY HAND DRAWN WORK AND WILL TRY TO TRANSLATE THE TEXTURES DIGITALLY.

EACH PAGE WILL INCLUDE A HEADING, SUBHEADING, SOME KIND OF A SKETCH, A DIAGRAM AND A SUPPORTING TEXT.

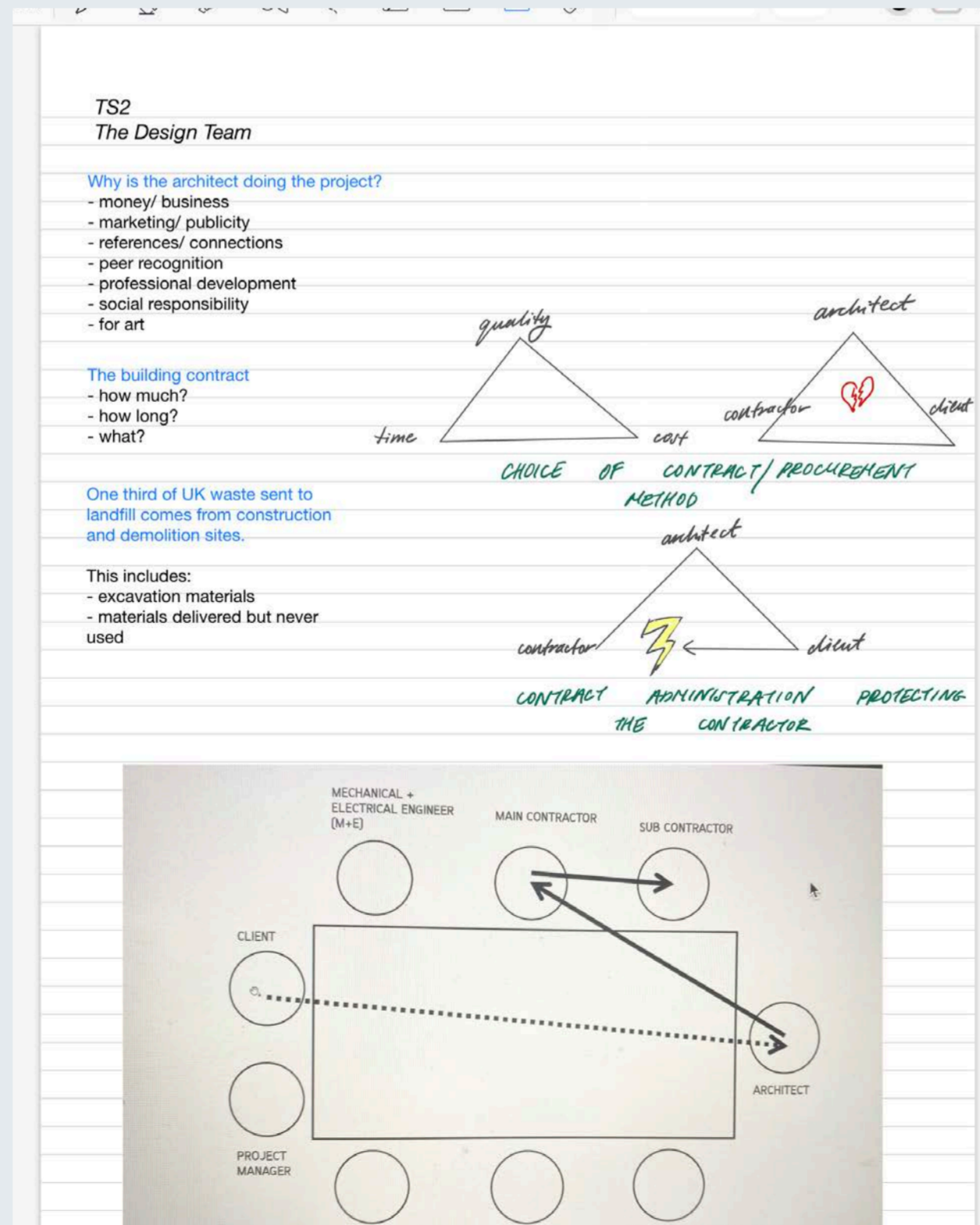


TS2 Site Diary  
Health and safety

Construction's track record  
Summary of the law  
- HSWA 1974  
- CDM 2015  
Summary of the law  
- Regulation 9 duties of a designer, paragraph 2  
Designer must take into account the general principles of prevention and pre construction information to eliminate risks to the health or safety of any person  
Main Risks  
- Fall from height  
- Trapped by something collapsing  
- Struck by vehicle  
Coronavirus and construction  
- Initially designated essential workers  
- Fragile cash flow situation  
- Location of work- outdoors or indoors  
- Type of work- electrical testing vs steel fixing  
- Hourly paid- incentive to work  
- Transient workforce  
Differing Approaches

Traditional	Safety Differently
Wisdom/knowledge of management	People are the solution, not a problem
Ambition of 'zero'	Presence of positives, not absence of negatives
Disciplinary/punishment is key	Safety is an ethical responsibility, not a bureaucratic activity
Lagging indicators	Leading indicators
Reactionary	Proactive
Do what we've done, but do more	Do something different

How do I keep myself safe  
- Be aware of your surroundings- vehicles, lifting, falls  
- Scaffolding/ladders  
- PPE- personal protective equipment  
- Induction ?  
- Escorted ?  
- Scale of project  
Health and safety in design  
- Balustrade, handrail  
- Building maintenance unit



THE SITE DIARY LECTURES HAVE BEEN VERY USEFUL SO FAR. THE FIRST INTRODUCTION LECTURE GAVE A LOT OF SENSE ABOUT THE UPCOMING SITE DIARY PROJECT AND GAVE A GOOD UNDERSTANDING OF HOW TO STRUCTURE THE SITE DIARY AND WHAT WE, AS STUDENTS, ARE EXPECTED TO PRODUCE.

THERE ARE TWO LECTURES THAT STOOD OUT TO ME:

HEALTH AND SAFETY LECTURE:

The health and safety lecture was one of the first and the most important ones out of all the lectures. The lecture was given by Laing O'Rourke; he introduced us to the key areas of being and feeling safe on the construction site. He talked about the main risks and how to avoid them. He also touched on a very important subject of Coronavirus and its effect on the construction. Laing provided a statistic that shows how much people are affected by the danger of the construction site, to support his arguments.

Being new to visiting construction sites I have learned a lot on how to behave on the site and how to avoid risks to my health and safety.

THE DESIGN TEAM:

The design team lecture was given by Scott Batty. He introduced us to people on the design team and what role do they play in the construction of the building. The most interesting part that was highlighted on the lecture was the triangle of quality, time and cost (choice of contract/procurement method), I included the diagram of the triangle on the left hand side. The triangle illustrates the relationship between three primary forces in a project. Time is the available time to deliver the project, cost represents the amount of money or resources available and quality represents the fit-to-purpose that the project must achieve to be a success.

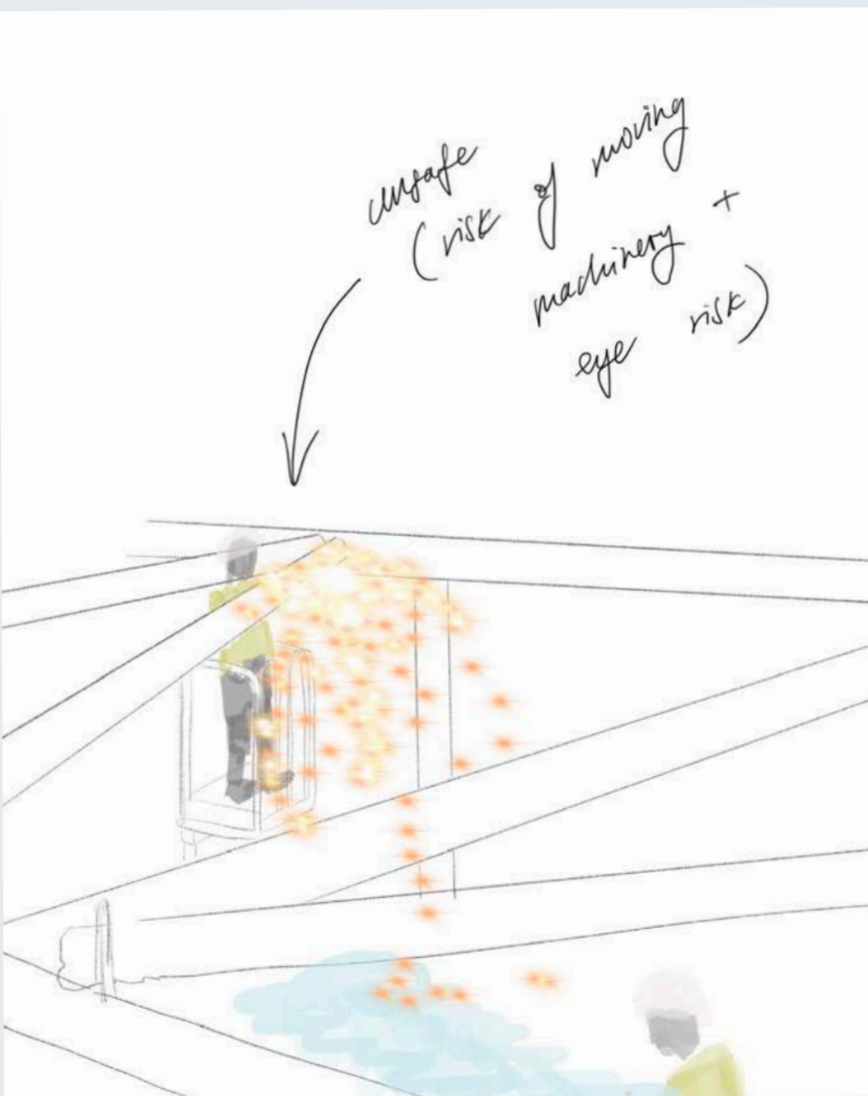
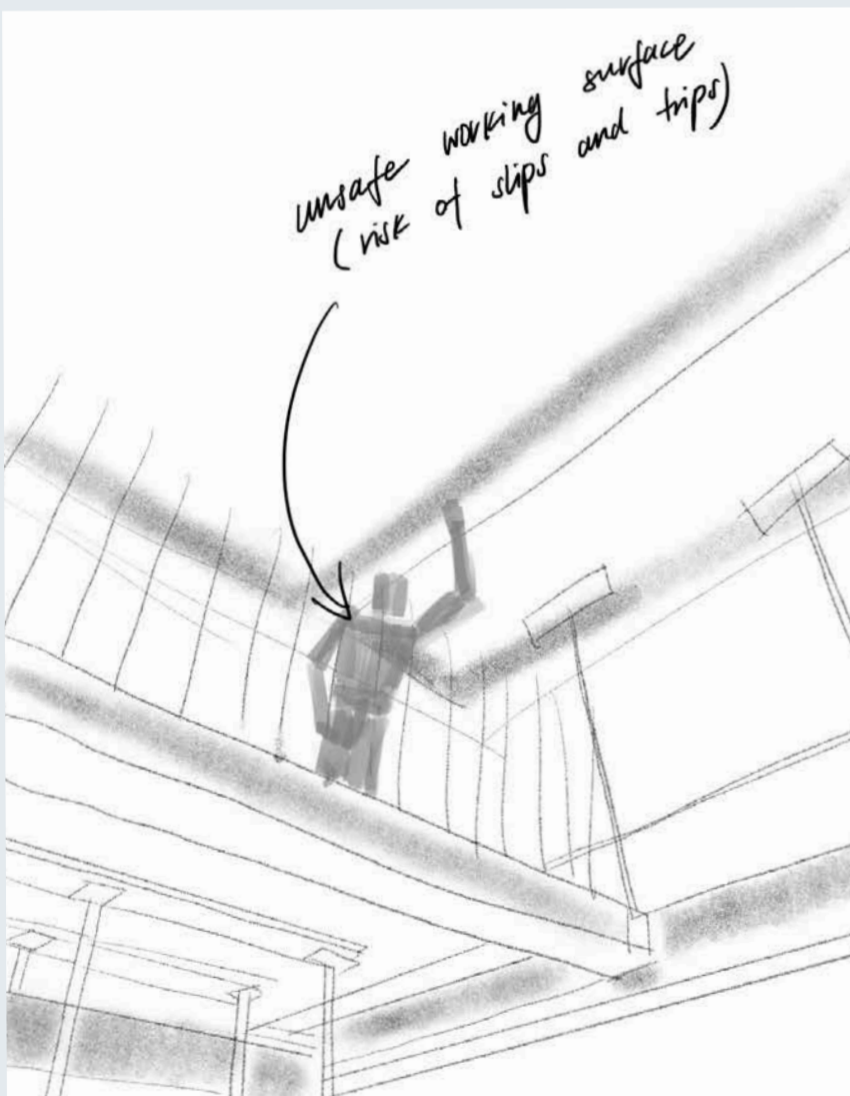
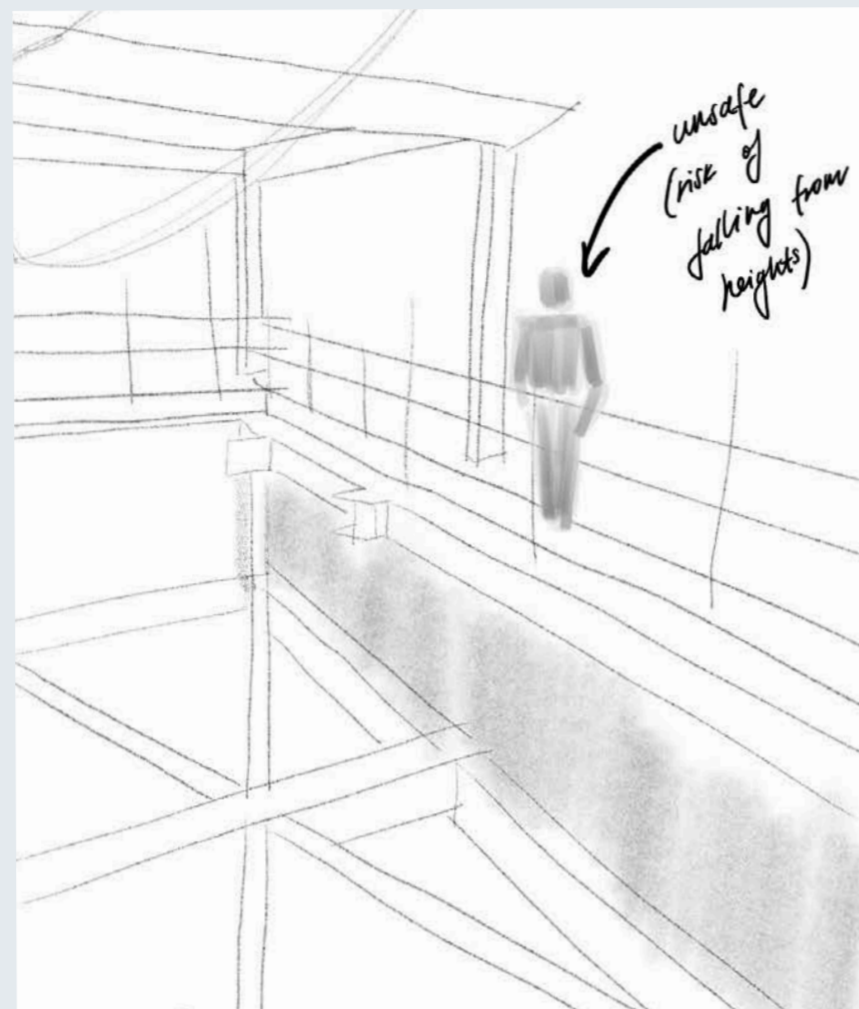
As an architecture student we do not think about people like engineers, contractor, managers, consultants, etc. Learning about each of their professional relationship with one another, their job on the construction site and their hierarchy was very useful. This also gave me a realistic understanding that team does not always co operate in the best way and that sometimes their aims differ from one another, which affects the end result.



5.0 WHAT DO YOU PREDICT ARE THE KEY AREAS OF HEALTH AND SAFETY RISK FOR YOUR SITE?

I PREDICT THAT THE KEY AREAS OF RISK WILL BE:

- Slips and trips
- Falls from heights
- Being trapped by something collapsing
- Moving machinery



sketches showing potential risk on the construction site

5.3 DOES YOUR SITE PROVIDE THE SAFETY EQUIPMENT?

THE HAT, GLOVES, GOGGLES AND HIGH VIS VEST WILL BE TAKEN FROM THE UNIVERSITY AND THE BOOTS ARE PURCHASED FROM SCREWFIX.

5.1 WHAT HEALTH AND SAFETY MEASURES AND PROCEDURES ARE IN PLACE AT YOUR SITE?

Induction is given at the start of the first site visit, this will include a brief orientation and health and safety measures, as well as COVID19 guidelines.

The site includes various signs reminding what activities are taking place, what equipment you should have and where you have or dont have access to.



5.2 HOW CAN YOU MINIMISE THE HEALTH AND SAFETY RISKS TO YOU AND YOUR PARTNER WHEN YOU VISIT THE SITE?

- Being aware of my surroundings- vehicles, lifting, falls
- Being aware of scaffolding and ladders
- Hold the handrail
- Being aware of pedestrianised routes
- Wearing a PPE
- Have an induction by the supervisor
- Being escorted by the supervisor
- Identify the scale of the project

caps to protect our heads from falling materials

high visibility vest provides visibility for the people on the site

goggles to protect our eyes from flying materials

gloves for hand protection, provide good grip and safety when touching materials

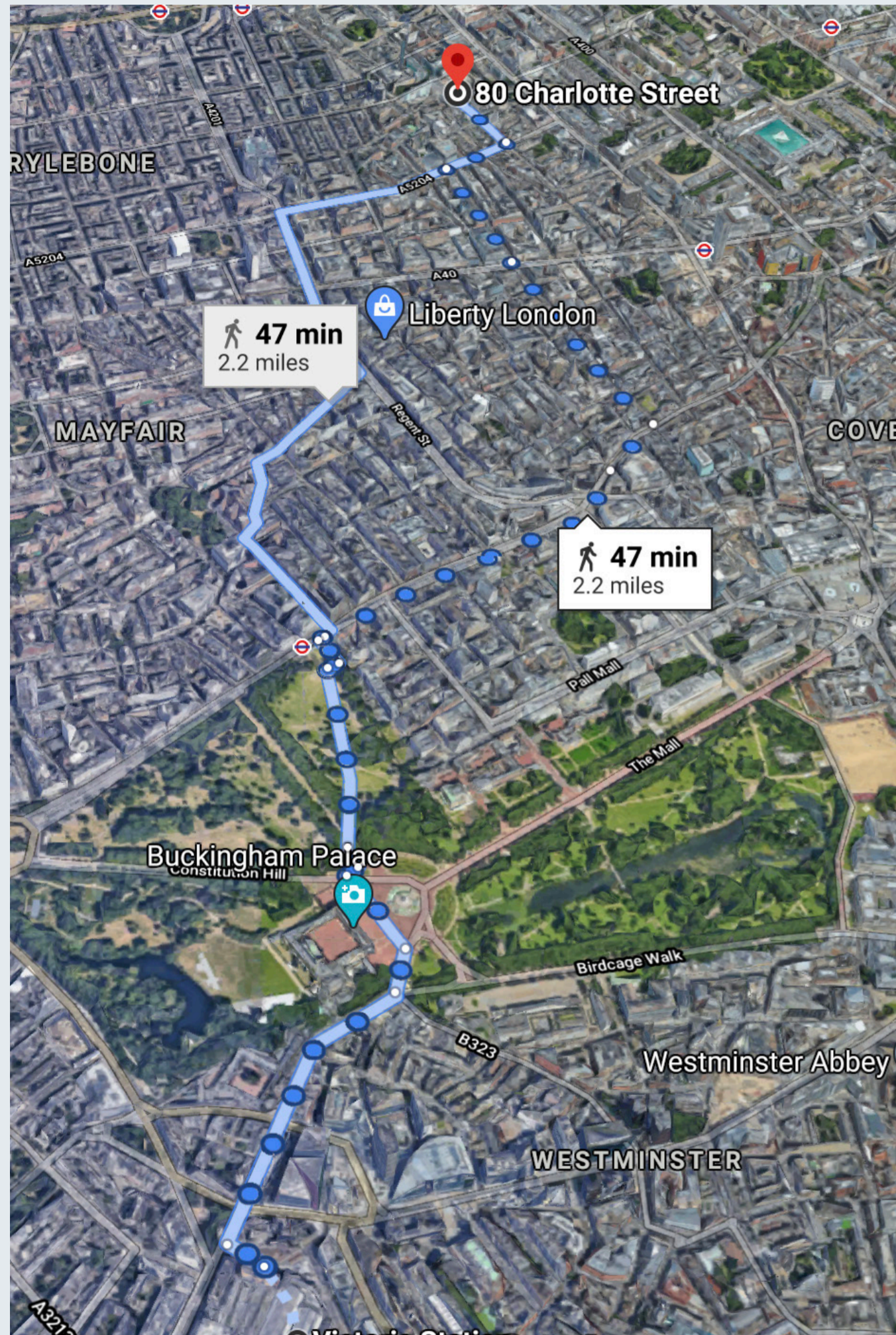
steel toe boots to protect our feet from sharp objects, uneven surfaces and provide stability





5.4 WHAT IS YOUR PLAN FOR TRAVELLING TO THE SITE?- WILL YOU MEET YOUR PARTNER THERE?

I WILL MEET MY PARTNER AT VICTORIA STATION AT WHICH HE WILL ARRIVE, AND WE WILL TRAVEL TO 80 CHARLOTTE STREET (THE SITE) BY WALKING. THIS IS TO AVOID EXPOSURE TO COVID19 ON THE LONDON UNDERGROUND.



GOOGLE EARTH MAP SHOWING OUR ROUTE OF TRAVELLING FROM VICTORIA STATION TO 80 CHARLOTTE STREET.

5.5 WHAT WILL YOU DO IF YOU FEEL AS THOUGH YOU ARE PUT IN AN UNCOMFORTABLE SITUATION ON SITE?

IF I FEEL AS THOUGH I AM PUT IN AN UNCOMFORTABLE SITUATION ON SITE I WILL SPEAK TO THE SUPERVISOR, OR LOOK AT THE SIGNS THAT MIGHT BE DISPLAYED ON THE SITE (IF MY CONCERN IS REGARDING THE SAFETY).

5.6

STUDENTS VISITING SITE TO RECEIVE A VISITOR'S SAFETY BRIEFING BEFORE ENTRY ONTO SITE AND BE FAMILIAR WITH SITE WELFARE FACILITIES.

STUDENTS WILL REMAIN IN GROUPS OF 2 AT ALL TIMES ESCORTED BY SITE SUPERVISOR AND WILL RESPOND TO ALL SAFETY INSTRUCTIONS ISSUED.- NO WANDERING OFF

WEAR APPROPRIATE SITE CLOTHING- NO SKIRTS OR LOOSE CLOTHING.

WEAR APPROPRIATE HEAD AND FOOT PROTECTION. HARD HAT, HIGH VIS VEST AND SITE BOOTS AS A MINIMUM. THESE CAN BE SIGNED OUT OF THE FABLAB. CHECK FIRST IF THEY ARE AVAILABLE ON SITE.

LOOK OUT FOR CHANGES IN FLOOR LEVELS. USE HANDRAILS ON STAIRCASES. TAKE CARE ON SCAFFOLDING.

WHILE TEMPORARY ELECTRIC CABLES ARE SAFE THEY MUST NOT BE TOUCHED.

REMAIN ON FLOOR LEVEL AT ALL TIMES - DO NOT CLIMB ONTO OR LEAN OVER GUARD RAIL PROTECTION

IN THE EVENT OF AN EMERGENCY EVACUATION ALL VISITORS MUST FOLLOW THE SITE SUPERVISOR.

UNLESS SPECIFICALLY AUTHORISED, STAY ON THE HIGHLIGHTED ACCESS WALKWAYS. BE ALERT TO MOVING VEHICLES/ MACHINERY.

STAY AWAY FROM ANY LIFTING OPERATION.

FOLLOW THE INSTRUCTIONS OF YOUR MENTOR/ SITE SUPERVISOR AT ALL TIMES.

DECLARE ANY MEDICATION, ILLNESS OR DISABILITY TO THE SITE SUPERVISOR.

IN THE UNLIKELY EVENT THAT YOU FEEL UNWELL OR INJURE YOURSELF, ALERT YOUR SUPERVISOR IMMEDIATELY.

DO NOT USE SMARTPHONES, USE CAMERAS AND TAKE NOTES WHILST WALKING

STAY ALERT, AT ALL TIMES, TO POTENTIAL HAZARDS

NO PLANT OR EQUIPMENT TO BE TOUCHED

REMAIN CLEAR OF EDGE PROTECTION AT ALL TIMES

DO NOT MESS AROUND! YOU WILL BE ASKED TO LEAVE THE SITE.

ALL STUDENTS SHOULD RAISE CONCERNS IF THEY HAVE ANY DOUBTS ABOUT PROCEDURES.

6.0 I HAVE READ AND AGREED TO ALL OF THE ABOVE

PRINT NAME: KAMILYA KELBUGANOVA

SIGNATURE: *Kamilya Kelbuganova*

DATE: 03.11.20