

MULTIPLY

Newsletter

April 2022

Bankside Yards West | Issue No.19

Headlines in brief

- Welcome
- Site progress
- Look ahead
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Welcome to our April update

Multiplex Construction Europe is a premier global construction company that has been shaping skylines and delivering iconic projects for over 55 years. We are delighted to have been tasked with delivering the Bankside Yards West development, situated in the London Borough of Southwark.

Bankside Yards West is part of a new mixed-use development scheme comprising of residential and commercial buildings along with retail units and public spaces. The basement is shared with all three buildings.

Building 3 consists of a 20 storey, 300,000sqft GIA, high quality office building which sits at the corner of Southwark Street and Blackfriars Road and is adjacent to, and partly above the Network Rail viaduct. The office building is intended to be BCO compliant and achieve BREEAM Excellent.

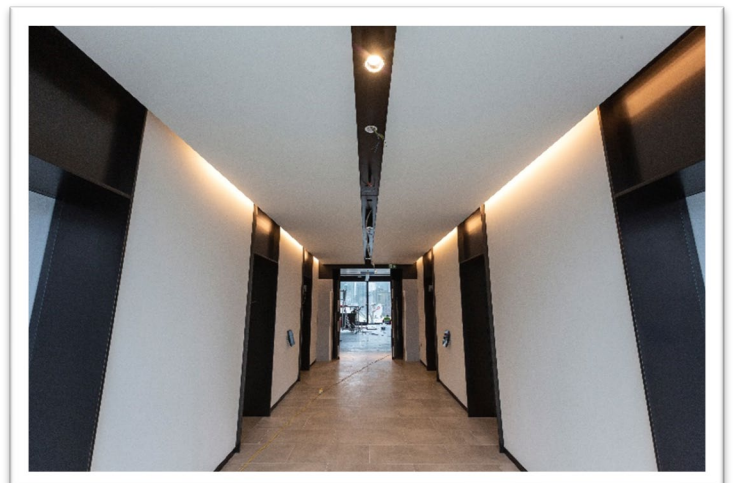
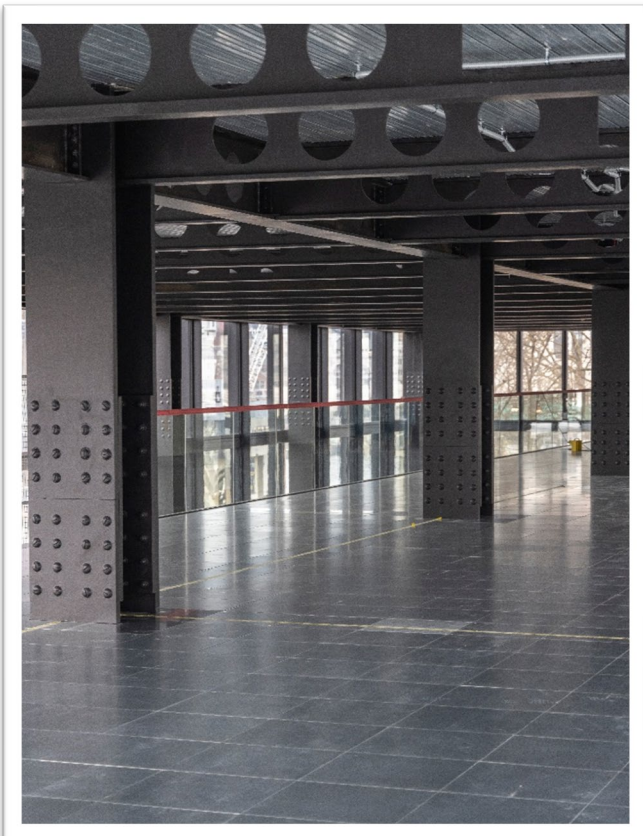
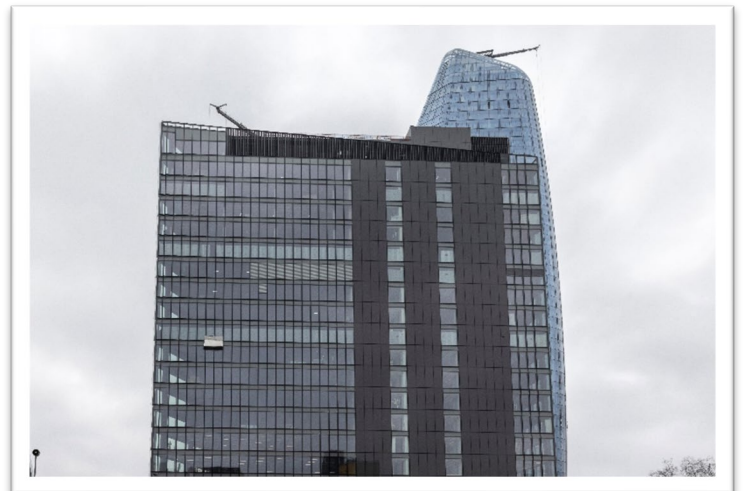
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Site Progress

- Main Entrance ceiling installing and main scaffolding access removed.
- Decorations and MEP installation progressing in the Basement under BY2.
- Building 3 Goods/Passenger lift in beneficial use.
- Mechanical, Electrical & Plumbing (MEP) trades complete first fix up to Level 18 with handover to fit out trades and decoration.
- CAT A office fit out works progressing on L10 and L16 . L4 and 5 completed.
- Ceiling install for CAT A floors progressing up to Level 18.
- Deep drainage excavation ongoing in Arches 1 & 2.
- BMU installed and tested and being used for façade cleaning.
- External works commenced on ground floor.
- Washroom installation progressing up to Level 18M.
- Roof finishes substantially completed with minor works remaining.
- Waterproofing to all terrace balconies complete.
- NWR progress steel painting works to Northern Arches.
- Fit out to wet areas / cores and lobbies progressing well.
- Handing over of the floors commenced with inspections proceeding.
- Wall finishes to the stairs progressed well to stairs #2 and #3.

April 2022 – May 2022 Look Ahead

- Testing and commissioning of risers progressing well.
- Deep drainage excavation works to be completed in Arches 1 & 2.
- Washroom fit out continuing up Building 3 to Level 18M, and to be completed by end May 2022.
- CAT A fit out works and 2nd fix on Levels 4, 5, 10, and 16 to be completed by end April.
- Reception floor installation to be completed by end April / early May.
- Raised access floor delivery and installation up to Level 18 to be completed by end April, including L18 M.
- External Works continue to progress well.
- Façade inspections remedial works with use of BMU to continue.
- Lift architraves for all levels to be supplied and installed for all levels by mid May.
- Balustrade to mezzanine level to be completed by 3rd week April.
- Weekly testing of the site fire alarms will continue to take place every Friday at 10:00 am.
- Wall finishes to the stairs to be completed by end April.



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Community Update

- We keep promoting the second cohort among the site operatives to provide Free English Classes as part of our Social Equity Strategy. We have some operatives interested and looking to join.
- We are currently planning some fundraising activities to help the Ukrainian Community, as well other local charity groups like Chickenshed, an inclusive education organisation helping kinds and young people to reach their full potential in life.
- We have joined to the Lighthouse Club, which is a charity that provide support to the construction community and their families.
- We continue to encourage feedback from members of our local community and please do feel free to reach out if you have any questions or perhaps some suggestions about activities we can engage with. We would be delighted to hear from you.

Environmental Update

Additional working hours:

- Through our Section 61 agreement with Southwark Borough Council, we have agreed the following out of hours work until 31st May 2022:
 - Internal fit out works & loading out of materials using internal lifts (Mon – Fri 18:00-22:00)
 - Internal works (Sat 14:00-18:00, Sun 10:00-18:00)
- Scheduled works to remove the scaffold gantry on the South West Elevation of Blackfriars Road are provisionally taking place following agreement with Southwark:
 - Saturday 21st May 14:00-18:00
 - Sunday 22nd May 10:00-18:00
 - Weekend of 28th & 29th May (as an alternative for the previous weekend above)
- The works will require a temporary road closure for the turning into Southwark Street from Blackfriars Road, cycle access will remain and pedestrian access will be diverted with signage. The traffic management plan will be in place 08:00-18:00 on the above mentioned weekends in May, as per agreement with TfL. We will have extra Traffic Marshalls to direct pedestrian and cars.
- All noise (X4) and dust monitors (X4) for the site continue to provide live readings on Bankside Yards West & East.

Contacts

24/7 Emergency phone line:
Frankton Group
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If you wish to contact the site team, please feel free to use the above contact information or the below feedback email address:
WesternYardsFeedback@multiplex.global

General Site Working Hours

Our basic site working hours below are agreed with the London Borough of Southwark:

8am – 6pm: Monday to Friday

9am – 2pm: Saturday

No noisy works during weekends and bank holidays.

Additional working hours can be found in the Environmental section of this newsletter and will be confirmed via email to the local community.

