

Mercers' Yard, Covent Garden

OSBORNE



Overview

This development for the premier livery company of the City of London, The Wardens and Commonality of the Mystery of Mercers, will transform the streetscape and further enhance the vibrant atmosphere of Covent Garden.

Transforming the Streetscape

We are currently on site carrying out a £19m refurbishment of a traditional warehouse into a flagship retail store, as well as the construction of three new buildings offering retail and restaurant space opening out into a new public space. The upper floors of the buildings will also form 24 apartments, offering residents the opportunity to live in the exciting, cultural hub of Covent Garden.

As part of the development the adjacent neighbours have had to be relocated temporarily for demolition to take place. They will then be moved again once their permanent new space has been constructed.

Existing services drawings did not exist on the neighbouring properties and so we had to undertake detailed surveys and take on board a design and build responsibility to maintain, adapt, reinstate and reintegrate all the phased works. This has required a number of protected corridors to be constructed as space is decanted, developed and been reintegrated into the works to ensure safe access through adjacent construction works for the safe operation of our neighbours.

We have worked with Westminster City Council from the outset to develop our logistics and environmental management plan. We continue to have regular meetings with them, the estate management team and neighbours to inform and adapt our working practices as necessary.

This collaborative approach continued with the phased basement and demolition works against existing occupied buildings which required party wall agreements. We undertook detailed discussions and planning with all parties to ensure our methods of working and programme were as appropriate as possible.

"We are very grateful to all those who have contributed to the project so far. The Mercers' Yard development continues the Company's longstanding involvement in Covent Garden and its commitment to improving its holdings in the area for the benefit of all."

Tim Haywood, Master Mercer

