

Covent Garden – Collaboration delivers success for the Mercers' Company

OSBORNE

"Throughout the scheme the myriad of local residents and occupiers were kept notified and involved and the client received several compliments from local residents on how well the site was managed and how pleased they were that disruption was less than they had expected."

Paul Boden, Hanover Cube

PROJECT	Mercers Yard Covent Garden
CUSTOMER	The Mercers' Company
LOCATION	Covent Garden
CONTRACT	Two Stage Design and Build
COMPLETION	2017

Issue

The Mercers' Company wanted to regenerate their central London site at Covent Garden into a new high quality mixed use development of residential and retail units.

The sympathetic design embraced the existing warehouse style to create 3 new five storey residential buildings housing 24 apartments, a new single storey glass and steel retail building and a warehouse conversion to retail use. The development created a new street and piazza linking Langley and Mercer Streets.

Logistics was the biggest challenge to constructing on such a small footprint in at busy Covent Garden. With minimal storage and the close proximity of high profile businesses and residents, delivery was made even more challenging when we took on a £1.5m variation during the construction works.

Solution

From the outset, we formed a close working relationship with Westminster City Council (WCC). The logistics and environmental management plan addressed the risks and became the basis of discussions and agreements. Regular meetings kept WCC, the estate management team and neighbours fully informed. Where necessary, our working practices were adapted to meet individual needs.

This collaborative approach continued with the phased basement and demolition works adjacent to existing occupied buildings which required party wall agreements. Detailed discussions and planning with all parties ensured our methods of working and programme was as appropriate as possible.

Pineapple Dance Studio was located opposite so no large deliveries took place during their audition periods. We also avoided 'noisy' activities between 12pm and 3pm and from 5pm onwards to allow Hawksmoor restaurant to trade undisturbed. Throughout the project, there was an agreement with WCC to reduce disruption by working 2 hours on and 2 hours off.

Outcome

This award winning development for the premier livery company of the City of London, The Wardens and Commonality of the Mystery of Mercers, transforms the streetscape and further enhances the vibrant atmosphere of Covent Garden.

Winner of "Project of the Year - Buildings" at Constructing Excellence Awards 2017

Finalist for Project of the Year at Building Awards 2017

Finalist for Project of the Year at National Constructing Excellence Awards 2017

