



BRITISH LIBRARY EXTENSION  
CONSTRUCTION WORKING GROUP MEETING  
22<sup>ND</sup> JANUARY 2026

# CONSTRUCTION WORKING GROUP - AGENDA

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## Introductions

## Terms of Reference

## CMP Review

1. Introduction
2. Contact
3. Site
4. Community Liaison
5. Transport
6. Environment

## Q&A



# INTRODUCTION

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- Welcome
- Introductions
- Apologies
- Housekeeping



# TERMS OF REFERENCE

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- Initial purpose
- Ongoing purpose
- Membership
- Frequency of meetings
- Minutes and papers
- Chair
- Dates for meetings



# CONTACT DETAILS

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**GRAHAM BARTER**  
PROJECT  
DIRECTOR



**DAVID DEMOLDER**  
STAKEHOLDER  
LEAD



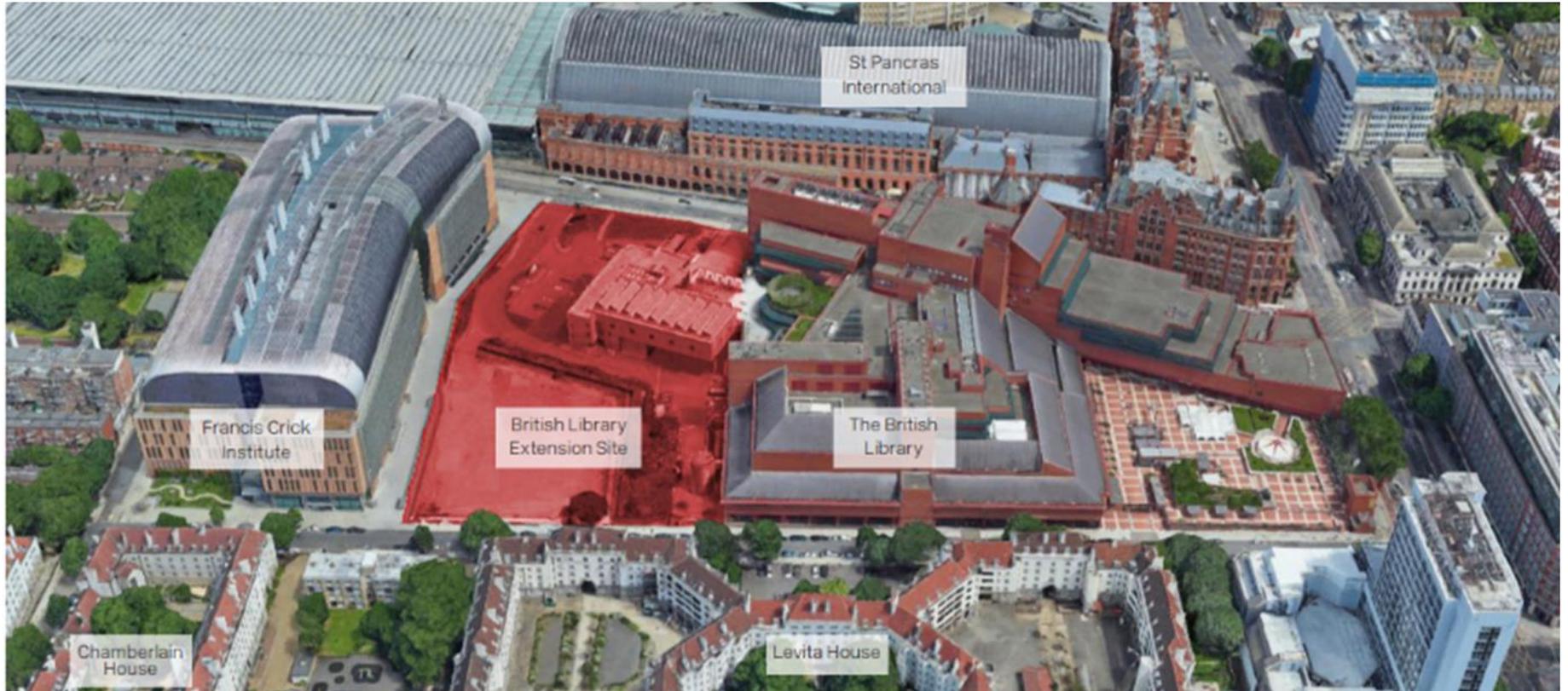
**DAVID REDFERN**  
CONSTRUCTION  
LEAD



**DAVID CARTER**  
PROJECT  
MANAGER

# SITE - CONTEXT

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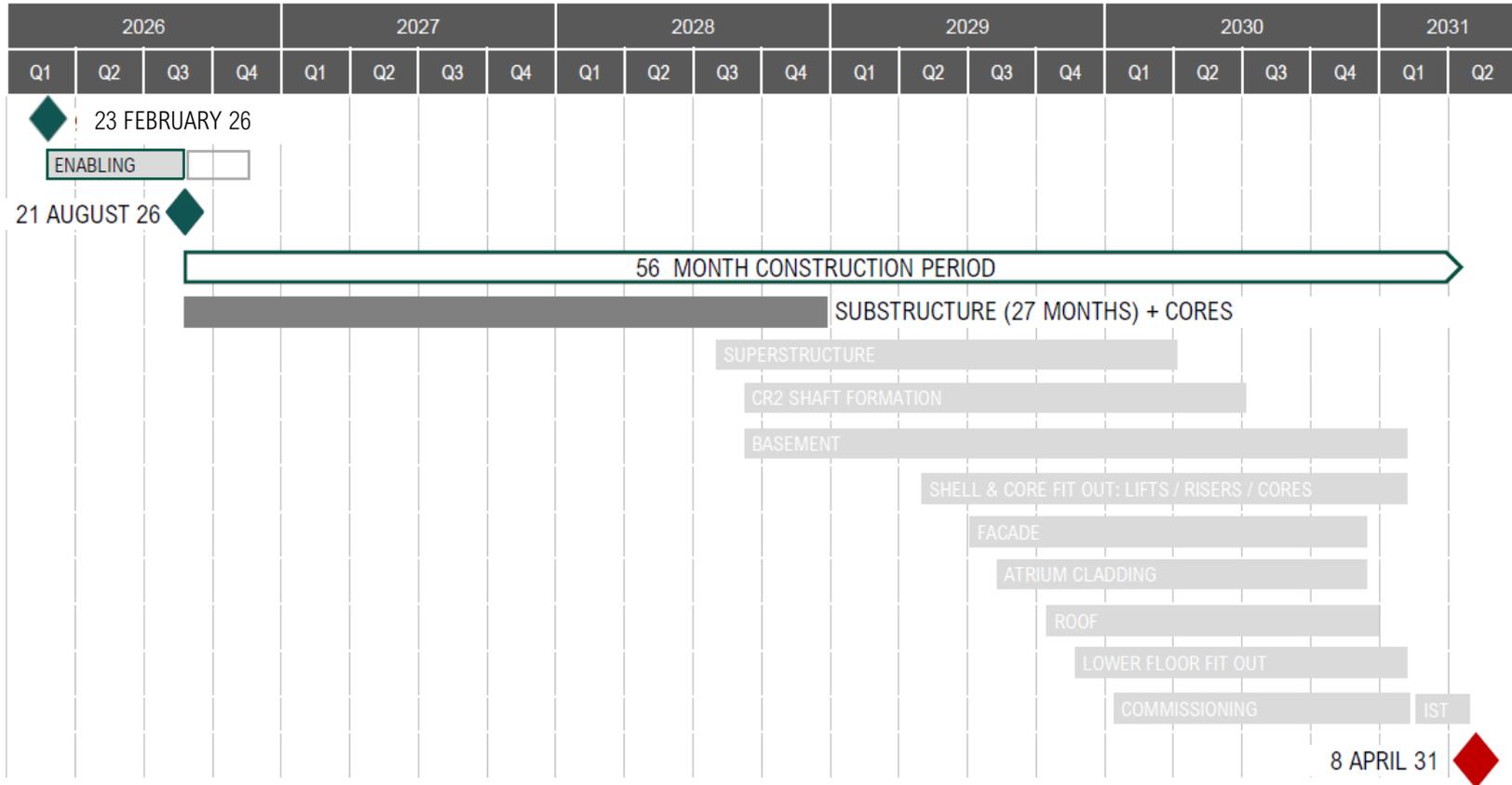


# EXISTING SITE PLAN

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# OVERALL PROGRAMME



# WHAT TO EXPECT IN 2026

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**January/  
February  
2026**  
Commence Site  
Clearance  
and  
Undertake Trial  
Works

**March  
2026**  
Commence  
Hoardings  
on  
Ossulston  
Street  
And  
Dangoor  
Walk

**May  
2026**  
Commence  
Removal of  
Gabion  
Walls

**June  
2026**  
Commence  
Site  
Accommodation

**July  
2026**  
Commence  
demolition of  
Pepper Pot

**August  
2026**  
Commence  
Piling on  
Midland  
Street

**October  
2026**  
Commence  
Piling on  
Ossulston  
Street

**December  
2026**  
Commence  
BLCC  
Demolition

# FEBRUARY 26: ENABLING WORKS

2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



Enabling Works Commence

Hoardings & People Access  
Inc Ossulston Street

Loading bay reconfiguration in  
advance of BLCC demolition

Site Establishment

Hoardings & Access Inc  
Midland Road



# AUGUST 26: MAIN WORKS COMMENCE

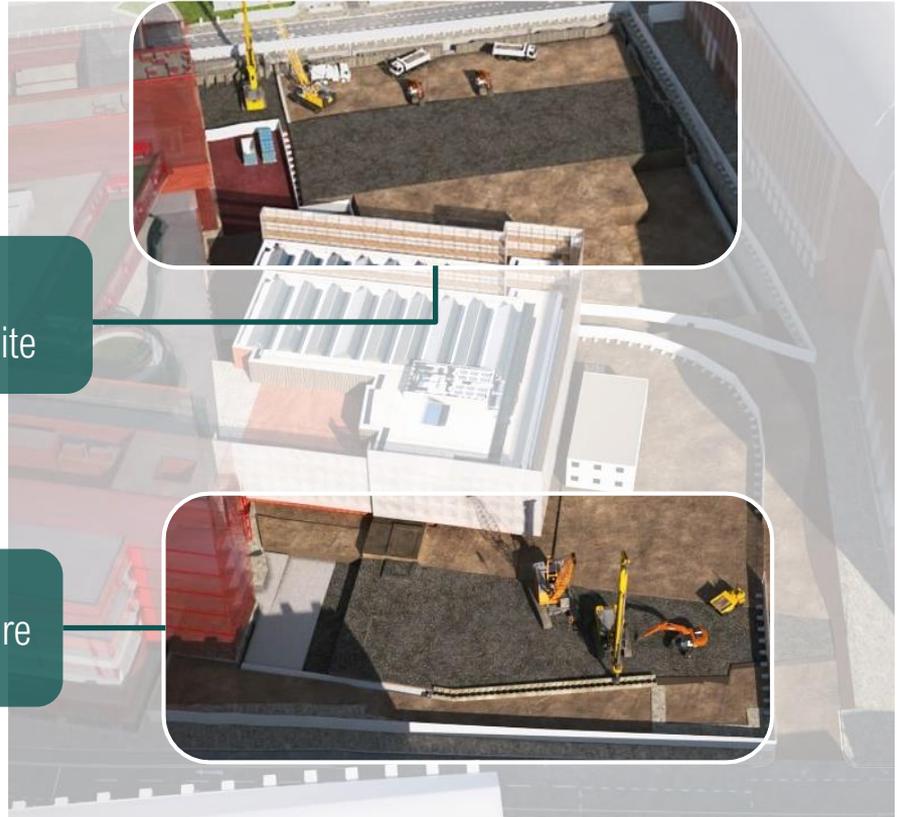
2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



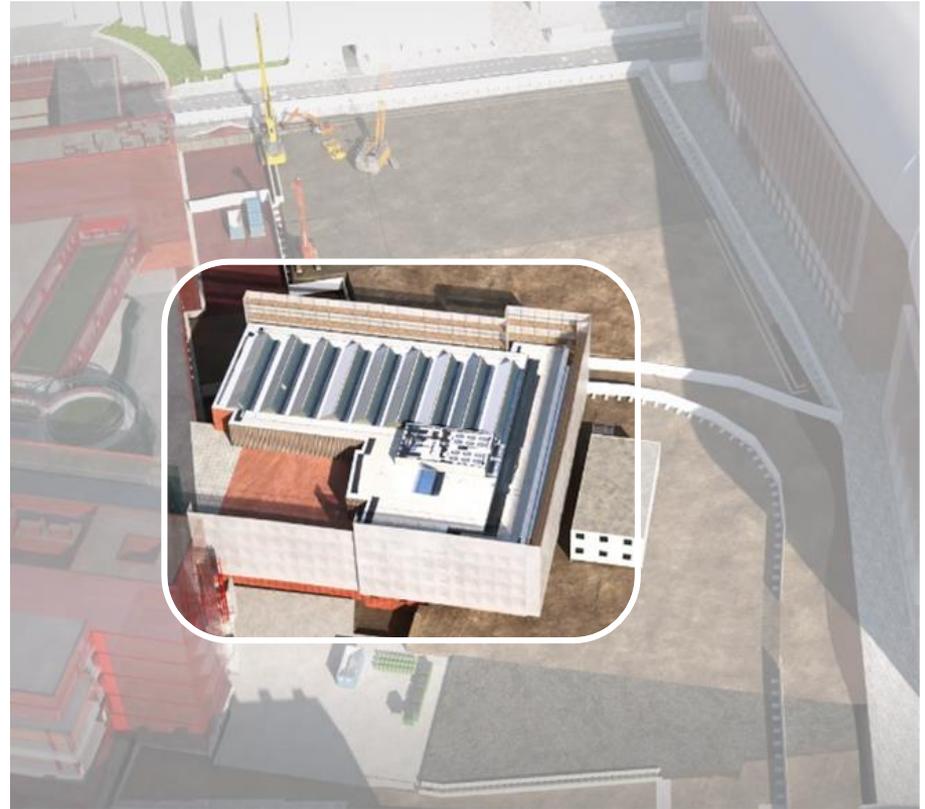
Main works Commence

West:  
Civilize / Prep Site

East:  
Piling & Substructure  
Works



# BLCC: COMMENCE DECONSTRUCTION PROCESS



# NEW LIBRARY LOADING BAY ACCESS

2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



New loading bay access in place

Library Service Road Through Site Closed.

Access To Library Loading Bay Yard Now Via New Entrance Off Midland Road





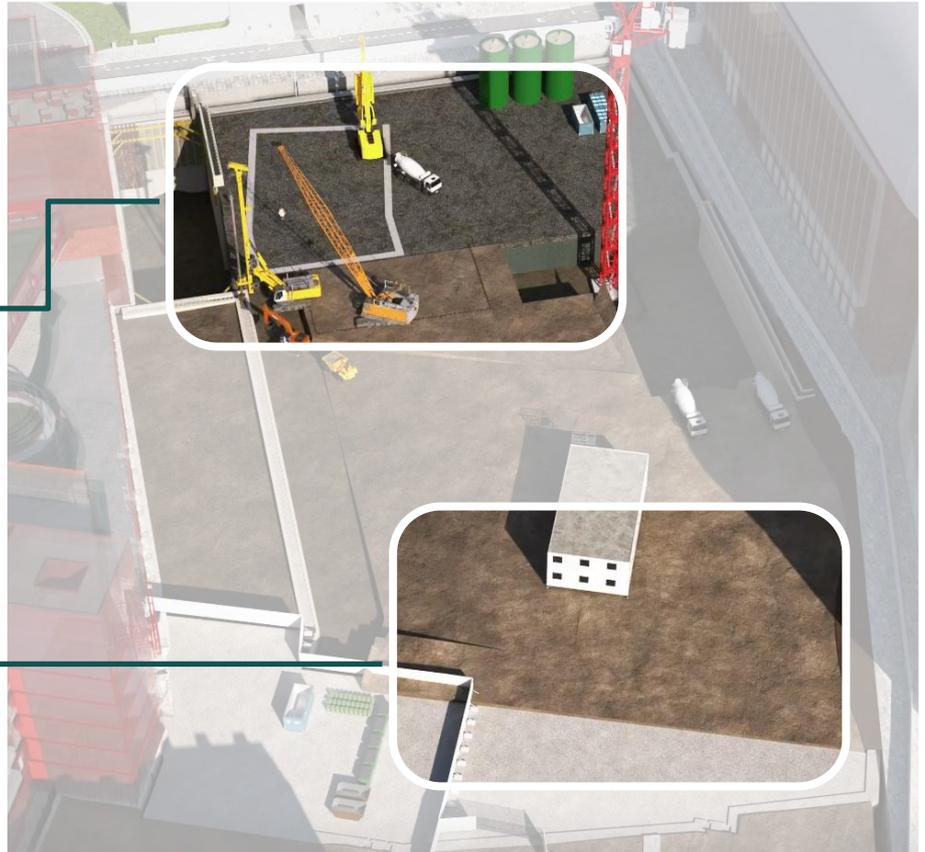
# CR2 SHAFT PILING & TANK FARM

2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



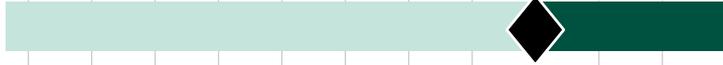
CR2 Shaft Piling Complete

New Tank Farm Operational;  
Commence Decommissioning &  
Deconstruction Process



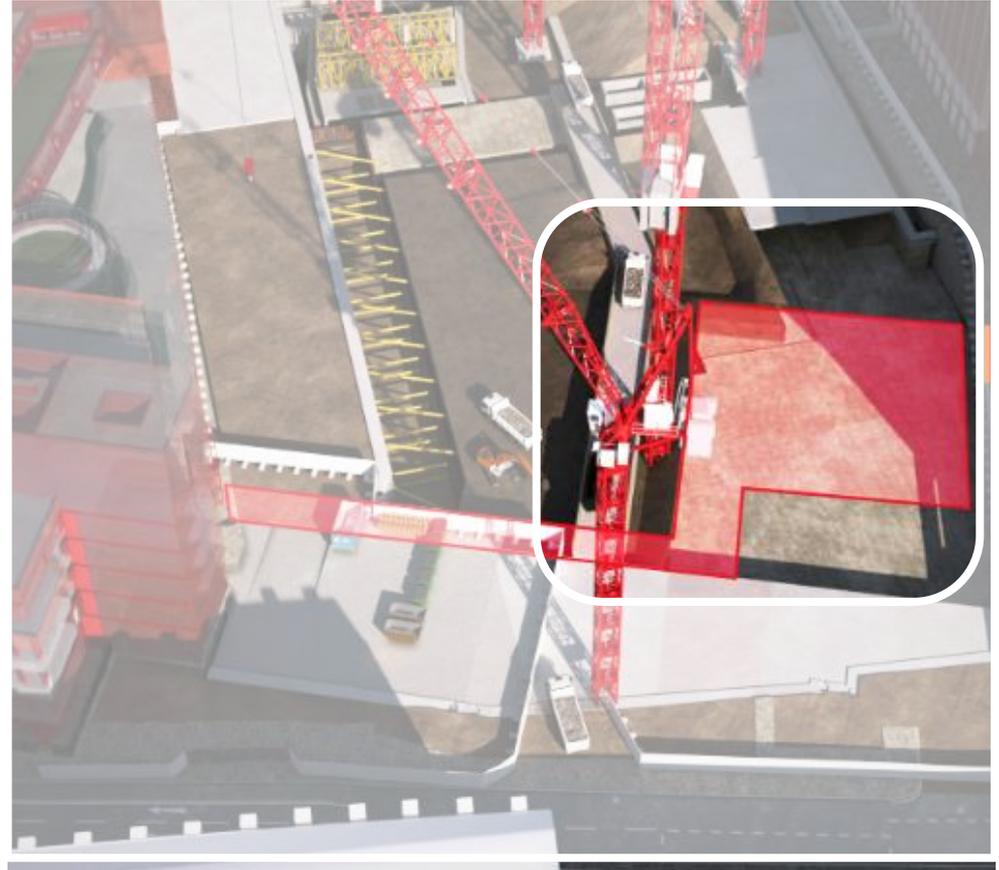
# EXISTING TANK FARM DECONSTRUCTION COMPLETE

2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



Final Site Constraint Released

Move Into Final Phase Of  
Substructure Works



# SUBSTRUCTURE PHASES

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# WORKING HOURS AND ACCESS

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The standard working hours for the site will be:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays subject to agreement with Camden
- No working on Sundays or public holidays

Access to the site will be from approximately 07:00 but no physical works will be permitted until after 08:00.

All planned out-of-hours works will be requested through a Section 61



# WORKING HOURS AND ACCESS

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Mace will enter into a Section 61 agreement with Camden Council in advance of the works commencing which will outline the permitted noise, vibration and dust levels along with the above working hours.

If works are required to take place outside of the above hours, for example for emergency engineering or health and safety reasons, Mace will seek obtain a dispensation to the S61 via prior consultation with the Camden Environmental Health Officer (EHO)

On review of works we will assess potential mitigation if noise or vibration levels may exceed the significant observed adverse effect levels



# WORKING HOURS AND ACCESS

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Pedestrian access routes into the site will adapt to suit the different works phases.

Site personnel will generally approach the site from either Euston and Kings Cross stations via Euston Road, Midland Road, Ossulston Street and Dangoor Walk.

There will be some elements of works that will be required to be undertaken outside of normal site hours such as piling rig delivery, large and complex concrete pours and tower crane erection.

Relevant stakeholders will be notified in writing in advance of such works taking place.



# SITE PLAN AND HOARDING LINES

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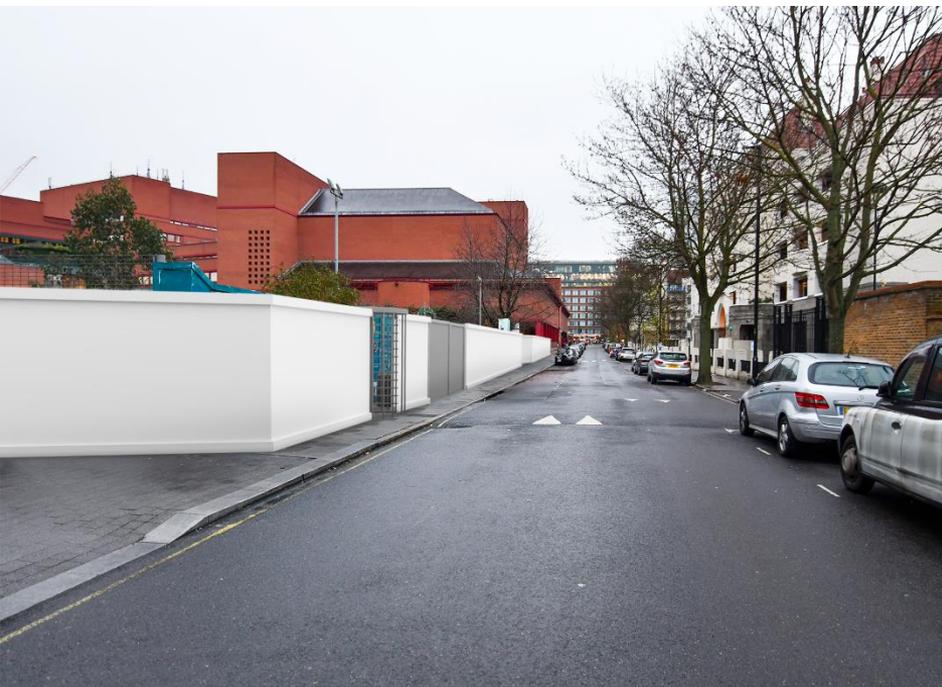
# INITIAL VIEWS OF HOARDING ON OSSULSTON STREET

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# INITIAL VIEWS OF HOARDING ON OSSULSTON STREET

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# INITIAL VIEWS OF HOARDING FROM MIDLAND ROAD

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# INITIAL VIEWS OF HOARDING ALONG DANGOOR WALK

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# TEMPORARY SITE ACCOMMODATION LOCATIONS

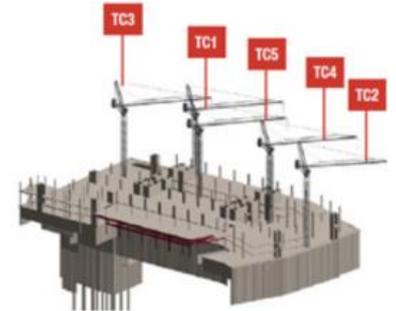
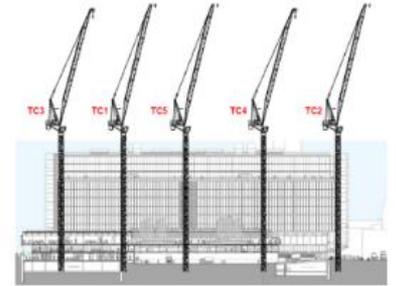
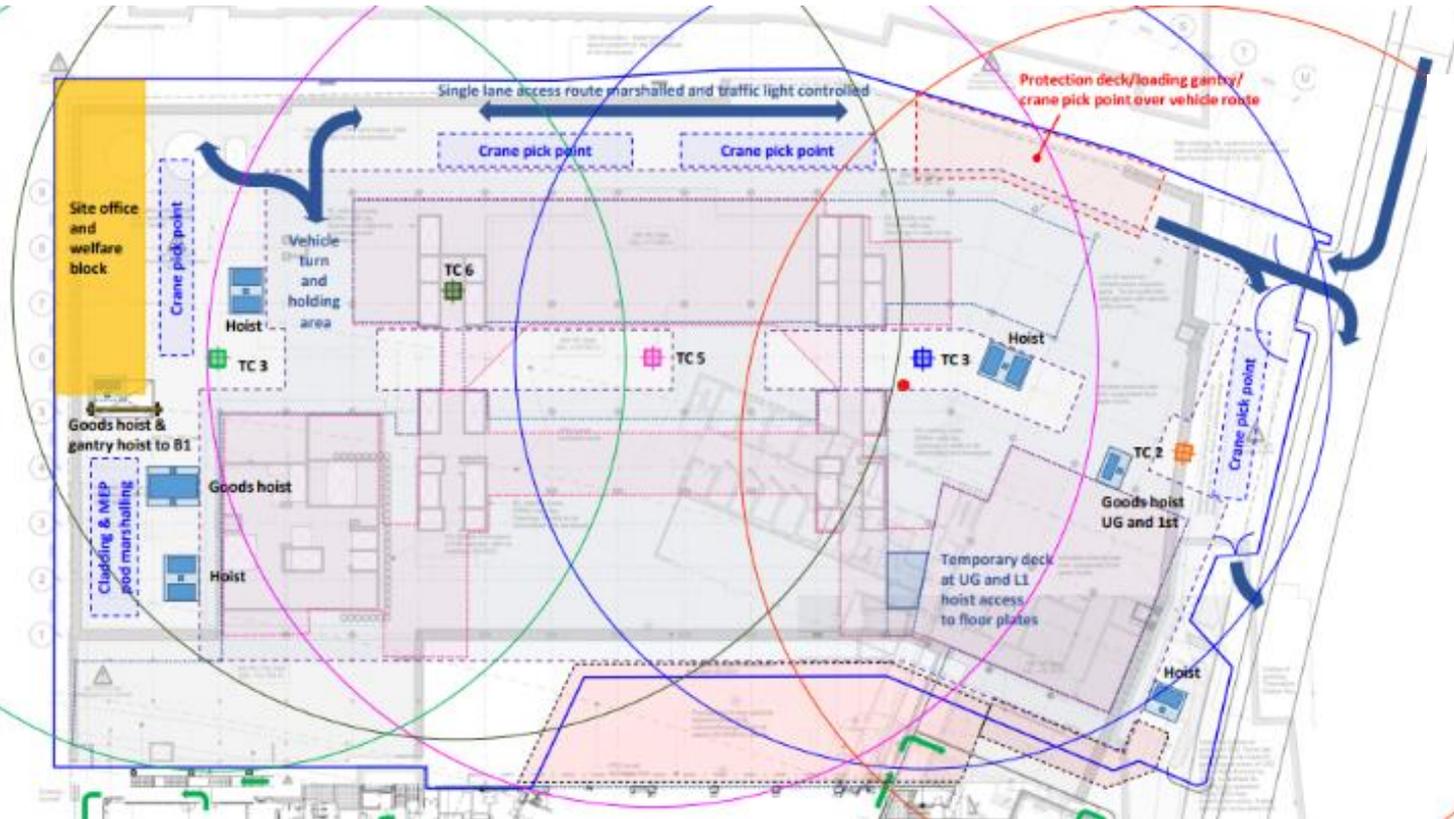
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PHASE 2: OSSULSTON ST - MAIN OFFICE AND WELFARE

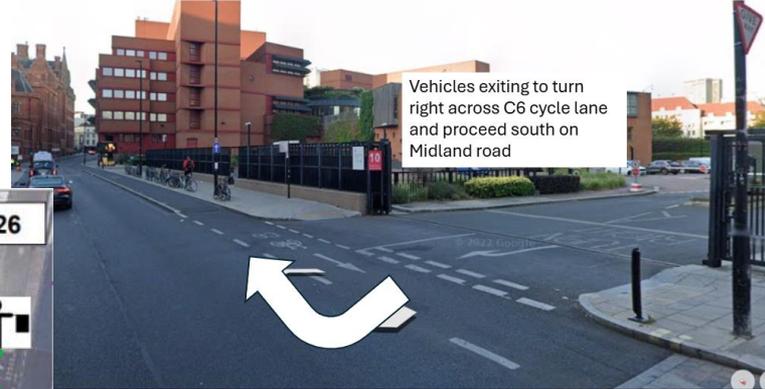
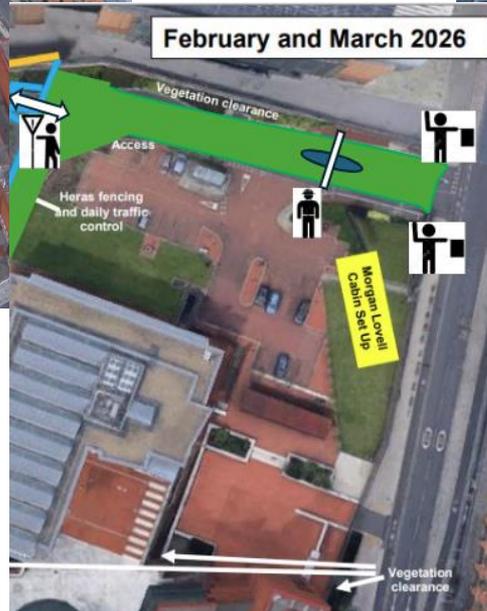


PHASE 1: NORTH OF THE EX BLCC

# LOGISTICS AND SITE ACCESS ROUTES



# LOGISTICS AND SITE ACCESS ROUTES



# COMMUNITY LIAISON

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- Role of Construction Working Group
- Considerate Constructors Scheme
- Newsletters and notifications
- Drop-ins, meet the buyer events and jobs fairs
- Noticeboard and hoarding graphics
- Complaints and enquiries
- Project website <https://blextension.co.uk/>

# C L O S E

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- Agree meeting dates
  - Monday 16 February
  - Monday 16 March
  - Monday 20 April
  - Monday 18 May
  - Monday 15 June
  - Monday 13 July
  - Monday 17 August
  - Monday 14 September
  - Monday 19 October
  - Monday 16 November
- Any other business

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