



Centre Point

Client: Brookfield Multiplex

About the Project

The redevelopment of London's iconic Centre Point, which stands at the cross-roads of Oxford Street and Tottenham Court Road, is a bold £350m project to convert the existing office building into 82 luxury apartments, shops and outdoor space.

Centre Point is located in one of the most densely populated areas of Europe. There are residential, commercial and retail units and a theatre in close proximity to the construction site. Therefore environmental impacts during the construction were identified as a potential project risk, with potential for complaints, delays and reputational damage.

Minimising Environmental Risks

In order to identify the main environmental risks, a series of pre-construction impact assessments were undertaken. This gave the contractors useful information about which works might lead to complaints and also demonstrated to the local authority that environmental issues were being properly considered.

Working in collaboration with the contractors, innovative 3-D noise modelling was implemented to predict the level of noise at nearby residential and commercial buildings. This was a powerful way to predict construction noise impacts in advance of them happening and allowed mitigation to be designed into the scheme at the outset, rather than waiting for problems to occur.



Instrumentation and Services:

- Air quality desktop study
- Baseline noise and vibration monitoring and reporting
- 3-D construction noise model and impact assessment
- 3 noise monitors, 3 vibration sensors
- Specialist 3-D noise modelling software

A pre-construction air quality assessment was undertaken to establish the existing levels of particulates in proximity to the site, providing useful information for the assessment of potential air quality impacts during construction.

Robust noise and vibration monitoring was undertaken using state of the art equipment. The monitoring system had capability to send warning text messages to the contractor to inform them about peaks in noise or vibration. It also had an audio recording function; to allow the contractor to listen to elevated levels to establish whether they were related to construction or unrelated (a passing ambulance, for example).

This comprehensive approach, which utilised cutting edge equipment and software, helped the client identify and minimise environmental risks before they happened and minimised the uncertainty associated with undertaking this major construction project in the centre of London.

About Plowman Craven

Plowman Craven provides integrated measurement and consultancy services to the property and infrastructure markets, pioneering the use of technical innovation to deliver proven expertise and trusted results throughout the project lifecycle.

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