



MURPHY
CONSTRUCTION,
DEVELOPMENT
& PROPERTY
SERVICES

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Comprehensive construction, development and refurbishment services

At Murphy, we offer a wide range of services to deliver new-build, development, conversion and refurbishment projects for our clients. Our experience also includes refurbishing education buildings, producing modular off-site construction solutions and providing land for joint venture opportunities.

Murphy's engineering and temporary works teams provide innovative solutions to make difficult sites viable. We regularly overcome challenges presented on sites over or next to railways, those with major services or other difficulties in the ground.

Our clients include private developers, investors and landlords as well as local authorities and housing associations; all benefitting from our self-delivery aspects, project management and engineering expertise. By working collaboratively, we ensure our projects are delivered within budget, on time and to the highest quality.



COMMERCIAL



RETAIL



EDUCATIONAL



INDUSTRIAL



RESIDENTIAL

London view



INSTITUTE OF PHYSICS

Project outline

Murphy is currently constructing the new headquarters of the Institute of Physics (IOP) in Balfe Street, London.

The 1,566 square metres scheme is a combination of office and public space with a basement auditorium and exhibition gallery, which are both open to the public. The ground and basement levels have been designed to hold large-scale events for the IOP.

Key challenges

This inner-city site, at the Knowledge Quarter in Kings Cross, has presented a number of construction challenges.

The project includes demolition of the existing internal structure while retaining most of the original façades, as the property falls within the Keystone Crescent conservation area. It borders two prestigious roads – Caledonian Road and Balfe Street.

Extensive underpinning to the surrounding walls was needed so that the basement level could be lowered by 3.5m to accommodate the auditorium and exhibition areas.

During construction of the five-storey structure, the retained façade will gradually tie back into the reinforced concrete frame. New curtain walling and zinc cladding will sit discretely alongside the retained façade, but will remain in keeping with the uniformity of shopfronts on Caledonian Road.

Timeframes were challenging as Murphy had to carry out extensive work to retain the façade while supporting the neighbouring properties and lowering the basement. Murphy had to use a scaffold solution for the Balfe Street façade retention, while the Caledonian Road façade needed large-scale steel towers. The Caledonian Road façade is supported from the first floor upwards with a cantilevered steel solution designed to hold the facade vertically and laterally.

Project delivery and innovations

Before the reduced dig, geothermal energy company, GI Energy, installed heat exchanger geoKOAX probes – piles that are the first of their kind to be used in the UK. The innovative design means the contact surface area for geothermal heat is twice as large as that for conventional geothermal probes, and the drilling depth only needs to be 75m compared with depths of up to 200m for traditional geothermal piles. This creates energy efficiencies and cost savings.

The reinforced concrete superstructure will have exposed ceilings throughout, fair faced stairs and lifts, and core walls. Raised access flooring will be installed on all levels so that mechanical and electrical elements can penetrate through the floor above and the exposed soffit below. Murphy workers will carry out high-level workmanship and finishing on the high specification interior.

The new ground-floor frontage to the Caledonian Road elevation will have the same look and feel of the traditional shopfronts in the conservation area. The new third floor will have terraces and will be clad in zinc rain-screen panels. A large glazed atrium to the rear of the property will provide natural daylight to every floor through the core of the building and down into the basement exhibition gallery.

Other innovative and sustainable features include:

- Ground source heat pumps that will harness energy from the ground to heat and cool the building
- Photovoltaic panels that will generate power from the sun
- A green and blue roof that will encourage a biodiverse habitat, store storm water and regulate drainage of water
- Rainwater harvesting, which will be used to flush toilets in the office areas.



Client
Institute of Physics

Location
Balfe Street,
Kings Cross,
London

Completion Date
Expected in 2018

Value
£13.5M

Key facts

- BREEAM Excellent
- The geoKOAX geothermal pile system is the first to be installed in the UK
- Sustainable solutions such as blue and green roof, rainwater harvesting, photovoltaic panels and ground source heat pumps

Client

Murphy Homes

Location

Highbury Crescent,
London N5

Completion Date

2013

Value

£12M

Murphy constructed this new residential development over a series of railway tunnels. As the principle contractor with in-house capabilities, Murphy was able to overcome this challenge and difficulties with noise and vibrations from passing trains.





21 – 22 Highbury Crescent

Project outline

Murphy built a uniquely designed development of ten detached houses and 25 flats.

The development faces Highbury Crescent and Highbury Fields. The main building includes large two and three bedroom flats that benefit from a roof terrace with fabulous views. There are two smaller blocks behind the main building, which both include six two-bedroom flats. To the rear of the site, in the most peaceful location, sit ten detached townhouses on three levels. Each property on the development has a dedicated car parking space.

Key challenges

Murphy constructed this new residential development over a series of railway tunnels. As the principle contractor with in-house capabilities, Murphy was able to overcome this challenge and difficulties with noise and vibrations from passing trains.

Project delivery and innovations

Due to noise from passing trains, the acoustic consultant worked closely with the structural engineer and designed a foundation system to address the problem. Each block and house has large inhabitable basements which have anti-vibration bearing springs in the foundation. A ground beam grill is cast over the springs to create a foundation for all external and internal structures. And to make sure that the buildings aren't affected by any movement of the springs, they are placed strategically on pads on a raft foundation. The springs absorb any vibrations and stop them from travelling through the building.

Murphy constructed 13 buildings from the same materials, which includes facing brickwork, reconstituted stone columns, beams and feature plinths. Other materials include Iroko hardwood windows and doors, Welsh slate pitched roofs, Rheinzink gutters, downpipes, fascia, soffits, composite wood/metal balustrades, and Iroko shiplap infill cladding – all finished with a white render.

Murphy based the design on neighbouring Victorian properties to reflect the local architecture. The building along the crescent has a country house style, which includes 'porticos' of reconstituted stone columns and beams framing the flats' balconies. At ground level, this extends to create a pergola/colonnade covered with climbing plants to link the buildings with the landscaping. All blocks have substantial brick chimneys to tie in with the neighbouring buildings.

All properties are finished to a high standard, typically featuring high-gloss kitchens, Pianoforte worktops by Quarella, porcelain bathroom tiles, en-suite bathrooms by Villeroy & Boch, and Juncker natural oak wood floors.

Key facts

- Ten houses and 25 flats
- Development built over four underground lines 20 metres below ground, and a rail tunnel eight metres below ground
- Development reflects local Victorian architecture and has a country house style



62 PAUL STREET DEVELOPMENT

Project outline

Murphy is the principal contractor on this mixed-use development of residential units and offices, as well as retail and cultural space. The development was in planning for several years, and replaces a derelict petrol forecourt, car showroom, basement garage and offices.

Working with the local council, Murphy (on behalf of Folgate) is addressing the shortage of local housing, as well as maintaining local business and creating a new art gallery. The scheme aims to protect the listed wall and cause as little disruption during construction as possible. Hannover Green is marketing the scheme on behalf of Folgate and Murphy was awarded a JCT Design and Build contract. Three main design consultants worked with the Murphy team at workshops from concept stage. Monthly project team meetings and reporting were also scheduled with the client and stakeholders.

Key challenges

One major challenge was retaining the Grade II listed party wall; a large façade to the rear of the site. In order to ensure the wall was kept stable, underpins and temporary supports were installed at the demolition stage and will remain throughout construction. The wall will be monitored, with a permanent façade retention system established on completion. With offices and flats neighbouring the site, minimising disruption was essential. Murphy used hydraulic pulverisers and crunchers, which limited noise, as opposed to traditional pneumatic processes. Construction News ran a special report showcasing these techniques.

A one-way carriageway leads to the site. In order to ensure safety for all road and footpath users, Murphy employed traffic marshals manage all access/egress. Additionally, due to the high footfall and late-night party venues nearby there is 24-hour security on site; keeping it safe for workers and passers-by.

The site is located on a cycle superhighway, which means the same carriageway is occupied by a large number of cyclists. Therefore, Murphy organised a HGV/cyclist 'exchanging

places' event; allowing cyclists and drivers to understand each other's perspective. And to reduce HGV numbers, satellite yards were used for bulk deliveries, with goods shuttled to site on demand.

In order to safely set up the project, the road leading to a resident block was closed. This presented challenges for collecting rubbish. To solve the issue, staff take residential bins to an agreed collection point.

Project delivery and innovations

Murphy used innovative techniques on site which ultimately contributed to considerable savings on time and cost.

Construction innovations like the five fly-over props (as pictured above) proved extremely successful. Hydraulic passive fly-over props were offered up for circa 16 weeks, as opposed to traditional raking steel props which are harder to remove. This created considerable time and cost savings. It was the first time Murphy had used this technique for this application, made possible by the extensive knowledge of our structural ground engineers. The team also used high-strength concrete mixes and a PERI jump formwork system, saving time as it sped up laying the floor-slabs and verts in reinforced concrete.

Murphy utilised the capabilities of its specialist units who provided 250 CFA piles and utility connections/disconnections. The power sector also assisted with substation establishment, cable pulling and transformer setup. Plant was readily available from the local Kentish Town depot.

Murphy also worked with Global Street-Art; allowing a local artist to come and decorate the site hoarding which enhanced its character.

With multiple consultants and sub-contractors with design responsibility employed on this scheme, it was imperative to share information easily. The team used a SharePoint platform for collaboration, providing a space to share files easily.



Client
Murphy Homes

Location
Old Street, London

Completion Date
October 2017
(expected)

Value
£13.16m

“We have had really positive interactions with neighbouring properties. We want to leave a legacy and improve the area for locals. Just one part of our engagement sees us installing pedestrian gates that will negate late-night disruptions with gardens locked up out-of-hours.”

Donal Nevin
Murphy Contracts Manager

Key facts

- 550sqm of retail space and 2,100sqm of commercial space
- Nine flats over four floors
- Significant savings on cost and time from programme
- Artwork on building to reflect original architecture once complete
- Educational visits to schools
- Three apprentices, 12% local labour and adult-improvers employed
- Rainwater harvest tank for water use on site

Client

Hackney Council

Location

Dalston Lane,
Hackney, London

Completion Date

March 2018

Value

£14M

Three apprentices from Hackney Council have been directly employed on the Murphy apprenticeship training scheme to help boost local employment and regeneration of the area.

Dean Clarke, Apprentice Coordinator for Hackney Council said, "Murphy has continued to show really excellent communication and commitment to Hackney through phase 1 and their cooperation with apprentices and job notifications has been really appreciated. Their taking on of bricklayer, carpenter and electrical apprentices has been fantastic".





DALSTON LANE TERRACE

Project outline

Murphy is in the process of completing a conservation-led, mixed-use regeneration scheme in Dalston Lane, Hackney. The joint venture with Hackney Council will provide 44 residential units and ten retail units.

The contract has involved demolishing the original buildings at 46-78 Dalston Lane, which included unoccupied flats and a number of ground floor retail units. However, it has also involved retaining part of the terrace of late Georgian to Victorian properties.

Key challenges

The main challenge has been keeping the party walls supported during demolition and construction of each phase. The original plan, to improve the integrity of the party wall, was to carry out an underpinning activity. But after further investigation the site team suggested that using a 'CADBE' system to retain the wall would be safer, as it removed the need for operatives to work in confined excavations in Hackney gravel – which can be particularly unstable.

Careful phasing has also been needed to ensure businesses occupying existing units are affected as little as possible; only upon completion of phase 1 did phase 2 demolition begin.

The transition to new units has been especially significant for two retailers in particular, who have been resident for the past 40 years. It's of paramount importance to ensure trade for them and the local community they serve is uninterrupted.

Project delivery and innovations

Demolition in this densely populated urban area was carried out in a careful and sympathetic manner, which has been essential due to the close proximity of neighbouring residents. Particularly unstable sections had to be demolished by hand to minimise risk of collapse and disruption to others.

Many aspects have been delivered using our in-house expertise and people, including the foundations, drainage and front façade. The scheme is being constructed using London reclaimed yellow stocks and a traditional lime mortar, to ensure local conservation requirements are met. This has meant time, care and numerous sample panels were needed, with the final approval being granted by the Mayor of Hackney.

Key facts

- 44 homes and over 1,000 sqm retail space
- Façade constructed using reclaimed yellow stocks and traditional lime mortar
- Code for Sustainable Homes
- BREEAM Very Good
- Secure by Design Standards



Photos by Hamish Park, courtesy of Nick Baker Architects

SOLSTICE POINT

Project outline

Murphy completed this new-build, mixed-use scheme in Regent's Park, London, of 14 flats, two houses, three retail units and an underground basement. The contract included the demolition of an existing structure and a former tyre garage. Construction meanwhile involved a five-storey building to the front of the site which accommodates a commercial unit on the ground floor, and 14 residential flats on the upper floors.

To the rear of the site, there are two maisonette houses between the basement and first floor, with a further two commercial units on the ground and first floor. The basement has seven car parking spaces served by a car lift, as well as the mechanical and electrical plant rooms, cycle racks and a storage lock-up for each flat.

Key challenges

This was a very dense inner city site. Therefore, building a scheme of flats and houses that made up 1,400sqm of internal floor area – plus a further 480sqm of commercial space – inevitably presented construction challenges. Before construction even began, the demolition and removals process was complicated by having to safely remove asbestos-containing materials from the site.

But the biggest test arose from the main building cantilevering over a Network Rail tunnel. Innovative design was needed to ensure the stability of the tunnel was not affected. The location of the tunnel, together with numerous party walls to the boundaries, made this innovation essential, and particularly complex to overcome.

Project delivery and innovations

Clearing the site prior to construction involved the careful demolition of the steel-framed garage and concrete office building. Before this, various asbestos containing materials were removed by a specialist sub-contractor – all in compliance with the most up-to-date industry standards.

In terms of the cantilevering challenge, several trial holes were completed for design purposes, including a 6m square shaft to 10m depth against the Network Rail tunnel wall. This testing was vital for the safe completion of the project. During this works we took advantage of the open shaft to take more accurate sound and vibration readings to help with the design process.

To make the scheme as energy-efficient as possible, the façade to the main building had vertical rows of solar panels installed, which provide power to a central boiler plant. This in turn produces hot water and under-floor heating for the flats. This is backed up by a gas central boiler to provide energy when the solar output runs out.

Additionally, an Evinox Modusat communal satellite heating system was installed, giving residents the same control as having their own boiler or tank. This ensures they only pay for what they use. Importantly, this makes the building's energy supply cost efficient as well as energy efficient.

Key facts

- Design met Code for Sustainable Homes Level 4
- Rated BREEAM Excellent
- Eco-friendly roof incorporates both green and brown roof finishes
- Evinox Modusat satellite heating system

Awards

Winner of Build Magazine's 'Best Newly Constructed Residential Development' award (2015)



Client

Murphy Homes Limited

Location

86-88 Delancey Street,
London

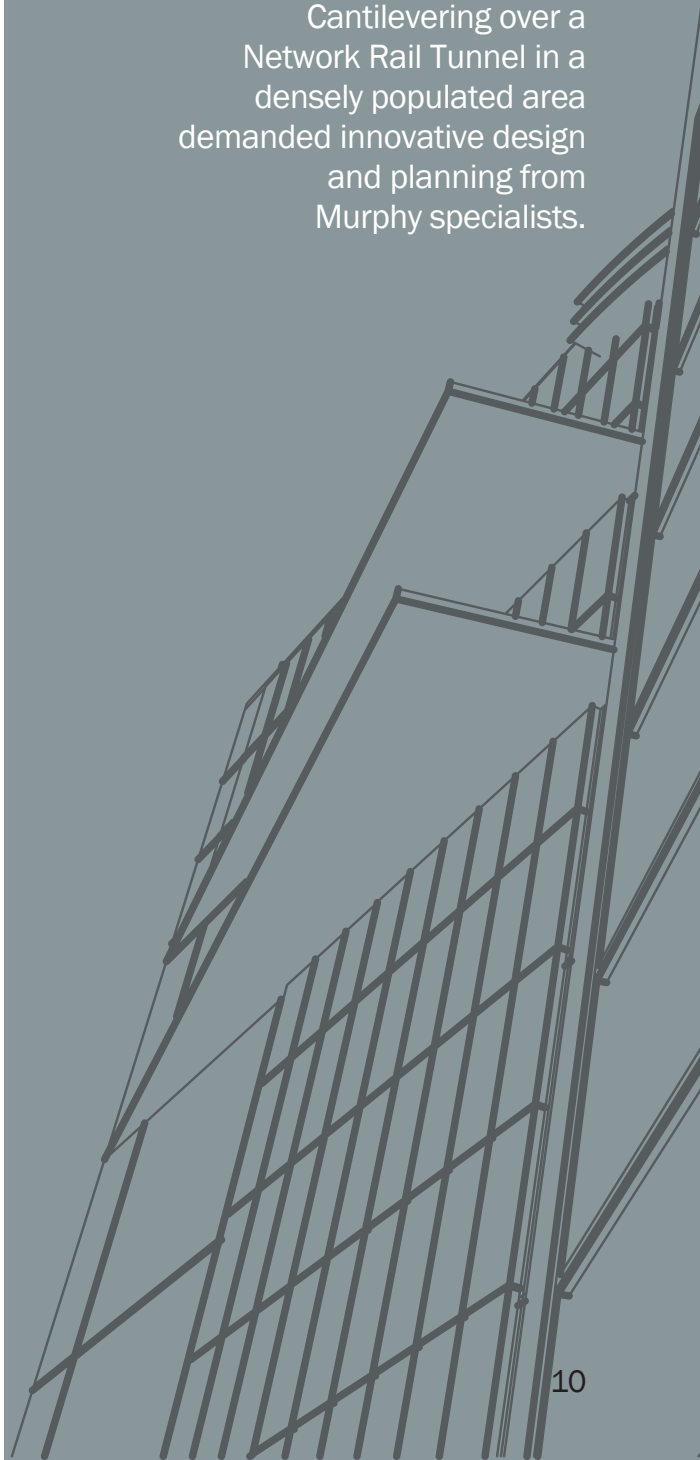
Completion Date

November 2014

Value

£12M

Cantilevering over a Network Rail Tunnel in a densely populated area demanded innovative design and planning from Murphy specialists.



Client

Folgate Estates

Location

London, N1

Completion Date

September 2012

Value

£23.5M

Medical centre

The Islington Central Medical Centre is a relocation of an existing GP practice in nearby St. Paul's Road. The new building is significantly bigger and has a GFA of 12,000 sq/ft and houses 12 doctors, practice nurses, a baby clinic and a minor operations unit. The fit-out comprises underfloor heating and air conditioning. It primarily has plastered walls and ceilings, with some areas of exposed concrete.

It also has steel feature staircases, with one large double-height ceiling area providing natural light and ventilation to the basement floor. A single storey lift links both floors, and all work is designed with infection control approval. Both floors are served with a reception desk.

The Murphy Electrical Division was responsible for all electrical work.





LAYCOCK STREET

Project outline

Murphy constructed this new-build residential development of 13 houses, 55 flats, a large medical centre and an underground car park. Six houses and eight flats are social housing.

Key challenges

The site is adjacent to Laycock Primary School and the access road is one-way. As a result the road was opened up at the end that is normally closed, but then temporarily blocked – meaning construction vehicles didn't have to pass the school entrance. Deliveries were also restricted during school start and finish times.

In addition, there was a need to underpin the Grade II-listed boundary wall that ran the whole length of the site; this had to be monitored throughout.

To complicate this process, twenty-five flats are above part of the underground car park. Therefore, the foundations to the remaining 13 houses and eight flats were installed at ground level and involved underpinning adjoining party walls.

Project delivery and innovations

All buildings are on piled foundations with a raft slab. The underground car park and basement to the medical centre are four metres deep and were constructed using a combination of secant wall piling, steel sheet piling and zero piling.

The external façade of all units feature innovative rain screen cladding, providing a modern and appealing look. The cladding includes:

- Lightweight steel walling consisting of a steel stud with a cement particle board. The stud wall zone includes a Rockwool acoustic slab.
- M11000 thermally broken aluminium external windows and door system.
- Pre-patinated copper cladding panels, and a wall plank running vertically.
- Timber weatherboard cladding in western red cedar.
- Zinc rectangular cladding panels fixed to the lightweight structure.
- All cladding includes Kingspan insulation and a vapour barrier.
- Weber SBD insulated render system fixed to the lightweight system above on frametek stand off carrier-rail, mesh cloth reinforcement bedded on adhesive basecoat render and finally topcoat render.
- Polyester powder-coated vertical flashings.
- Inset and cantilever balconies with glazed balustrading.

The private units are finished with high-gloss kitchen furniture, pianoforte worktops by Quarella and fully built-in kitchen appliances. We also used the Porcelanosa range for en-suite and family bathrooms. Engineered timber floors are laid in all spaces excluding tiled areas, and light oak veneered internal doors complete the modern feel to these new homes.



HONILANDS PRIMARY SCHOOL

Project outline

Murphy was commissioned to design and build seven new classrooms, a library, ICT suite, dance studio, front main entrance reception, staff accommodation and ancillary rooms at Honilands Primary School.

Key challenges

The key challenge was fitting the wide-ranging work around the school's schedule. The project was divided into five phases, and specific jobs such as the boiler room renewal and alterations to the existing school buildings had to be completed during school holidays. It was therefore essential that all work was completed promptly and to agreed deadlines.

It was also vital that sustainable and cost-efficient materials and methods were used at every opportunity.

Project delivery and innovations

Detailed design solutions were managed by Murphy's design management team for elements including structural steelwork, precast concrete floor planks, mechanical and electrical services, lift installation, photovoltaic solar panels, Schueco curtain walling, Trespa cladding on a Metsec steel frame, brickwork, and Velfac windows and doors.

Our delivery teams worked closely with our supply chain partners to ensure key milestones on the critical path were met, and that lead-in periods were always accounted for – and didn't cause costly delays.

During the project we rationalised the design to offer improved performance and reduced costs. Underfloor heating was installed rather than a traditional system, as the main school hall is predominantly used for sports. This led to considerable savings in running costs. We also provided alternative materials to entrance areas which used more efficient construction methods.

We were able to implement a number of sustainable solutions on this particular project. Most notably, a SUDS drainage system was designed to ensure rainwater is managed, collected and released in an efficient and environmentally friendly manner.

During the project, Murphy took part in local initiatives to promote careers in construction.

Key facts

- Achieved a BREEAM rating of 'Very Good'
- Underfloor heating installed to reduce running costs
- SUDS drainage designed to manage rainwater efficiently



Client
Enfield Council

Location
Enfield, London

Completion Date
2013

Value
£3.5M

By building strong, lasting relationships with the client, and by working efficiently with our supply chain partners, Murphy was able to meet deadlines and budgets without disrupting the school's schedule.



Client
Folgate Estates

Location
Highbury Crescent
London, N5

Completion Date
2015

Value
£7M

Our property and development team provide partners with an entire service from beginning to end – be that design, engineering, construction or joint venture developments.

We pool our resources within our One Murphy approach to ensure successful delivery.

4 – 6

HIGHBURY CRESCENT

Project outline

Murphy converted this inner-city office block into 43 residential high-spec apartments for its client Folgate Estates.

Key challenges

Murphy stripped back the existing six-storey office block to its concrete shell and fully redeveloped it. All 43 flats were constructed to meet current building regulations, including all standard assessment procedures (SAPS) and acoustic requirements.

Project delivery and innovations

Throughout the apartments, Murphy opted for oak finished floors and doors. In keeping with the contemporary style, down lighters were fitted to provide lighting. Each apartment has air conditioning as standard delivered by a Daikin heating/cooling system.

Murphy finished the development to a high standard – all kitchens include high-gloss white units with fully integrated appliances and composite stone 32mm worktops. All bathrooms were supplied fully tiled with Villeroy & Boch appliances and stone-finished vanity units.

Common areas include coffered ceilings with integral strip lighting, and all existing stair balustrade was replaced with a new curved feature system to enhance the entrance reception area. Additionally, three new lifts were installed in existing lift shafts.

Key facts

- 43 residential, high-spec apartments
- High gloss kitchens with integrated appliances and stone worktops
- Fully tiled bathrooms with Villeroy & Boch appliances

GARFIELD PRIMARY SCHOOL

Project outline

As principal contractor, Murphy undertook the self-delivery of the substructure, external works and refurbishment of a children's centre ready for the modular construction of a new three-form entry primary school in two phases.

Phase one required relocating part of the school community to allow demolition of an existing school building and other work to take place. Once complete, the demolition and construction of the main area of the existing school could commence.

Key challenges

The project involved working in an existing and fully operational school environment. The site is also in a built-up residential area – up to 35 lorries per day, carrying soil and concrete on site, had to be monitored constantly by the on-site Murphy management team to ensure minimal impact on the local community.

Project delivery and innovations

Our delivery teams worked with our supply chain partners to continually look ahead, ensuring key milestones on the critical path were met, and lead-in periods were accounted for. Progress was monitored on a daily basis to identify any slippage and recover lost time as necessary. With the delivery of the modular units confirmed, the timely completion of the substructure was critical and setting out had to be perfect to ensure the units were fitted efficiently; this was successfully achieved.

We employed a number of methods and techniques to monitor and control project costs, which began with value engineering. This achieved compliant and desirable outcomes whilst also securing considerable savings for our clients. Our designs included alternative equivalent materials in order to make savings. The sheet piling was minimised to alleviate excessive noise and vibration to the adjacent classrooms, and changing to battered excavations supported newly formed concrete walls.

The team issued updated final account forecasts and cash-flows to the client with every valuation to ensure they were kept fully informed of project finances.

To check and record the quality of the work in progress, our comprehensive QA procedures included daily quality inspections carried out by our site management team. The quality of work was also regularly audited by visiting quality managers to ensure work was completed correctly. Alongside effective delivery, one of the key aspects of the project was the introduction of a range of biodiversity measures. These included a wildflower pond; bug, bird and bat boxes; hedgehog houses and a communal compost bin.

Key facts

- Self-delivery of substructure, external works and refurbishment of children's centre
- Modular construction of a new three-form entry primary school
- Multiple biodiversity measures

Client
Enfield Council

Location
Enfield, London

Completion Date
March 2017

Value
£12.9M

Murphy managed the modular contractor, ensuring collaboration between our on-site team and the school to provide a modern learning environment to be proud of. Our in-house capabilities allowed us to work flexibly and in a timely manner.

Client

Enfield Council

Location

Enfield, London

Completion Date

August 2015

Value

£1.6M

Murphy's self-delivery model meant that all work was carried out by Murphy specialists, including groundworks, carpentry, cladding, brickwork, decorating and dry-lining.

Work was completed ahead of schedule and on budget.

PRINCE OF WALES PRIMARY SCHOOL

Project outline

Enfield Council in London commissioned Murphy to make improvements to the Prince of Wales Primary School.

Work included modular extensions to the existing school, remodelling of the kitchen, dining halls and lobby areas, and external work and landscaping.

Structures feature Brickslip external cladding and plinths, pitched Kingspan roofs, and PCA (plastic coated aluminium) external double-glazed windows and doors – all of which is Secured by Design and Building Bulletin compliant. These features were chosen so that the new modular buildings match the existing traditional constructions.

Key challenges

The work was carried out in term time, which meant that Murphy had to minimise disruption so that the classes and school could run as usual.

Equally, the timeline for delivery was demanding, but Murphy actually finished the project earlier than the deadline.

Project delivery and innovations

The team at Murphy made sure that they met with the client every morning to keep them formed and discuss their progress.

Murphy's self-delivery model meant that all work was carried out by Murphy specialists, including groundworks, carpentry, cladding, brickwork, decorating and dry-lining.

Daily quality assessment checks were carried out to make sure all equipment, health and safety, and work were meeting the required standards.

Key facts

- The project was completed ahead of schedule and under budget
- Access requirements to numerous work areas required careful planning to ensure all operations were kept away from children
- There were no accidents on site
- Costs were reduced by using a timber frame for the extension rather than structural insulated panels (SIP)
- Murphy installed a natural drainage system that moved water away from the new car park and paved area

HOMES FOR ISLINGTON

Project outline

This project saw refurbishment and reconfiguration work on estates in Islington. Murphy worked on the improvement of 84 tower blocks and in excess of 3,000 homes located across the borough.

Key challenges

Many of the buildings housed vulnerable and elderly residents, which presented a variety of challenges to the Murphy team.

Project delivery and innovations

Work undertaken by Murphy included:

- New kitchens and bathrooms
- Mechanical and electrical installation
- Scaffold access to enable external redecoration/repairs and re-cladding
- Structural stability and remedial wall tie installation
- Aluminium window replacement
- Renewal of lateral mains and risers
- New lighting protection system
- Environmental improvement works
- Refurbishment of ground floor communal and concierge areas
- Disabled adaptations.

All work was successfully completed without inconveniencing the residents and, by utilising in-house specialists, various adaptations were successfully installed.

This self-delivery included the Murphy electrical team, who completed a variety of tasks including:

- Main power supply and metering
- LV mains distribution
- External lighting
- Fire alarm system in communal areas
- Power supplies to lifts
- Power and control for heating systems
- Electrical distribution within properties
- Testing and certification.

Key facts

- Completed work on time and on budget
- 84 tower blocks
- Over 3,000 homes
- Employed translator / RLOs
- Delivered 96% resident satisfaction

Client
Islington Council

Location
Islington, London

Completion Date
2008-2013

Value
£45M

Not only did the refurbishment have to include carefully designed disability adaptations, but it also had to be executed without impacting the lives of residents. This was especially challenging given the wide-ranging nature of the project; Murphy worked on everything from installing new kitchens to external repairs and decorations.

Get in touch

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J. Murphy & Sons Limited is a leading global, multi-disciplined engineering and construction company founded in 1951 that improves lives by delivering world class infrastructure.

Operating in the United Kingdom, Ireland, Canada and Australia, Murphy provides a range of construction services to infrastructure sectors including rail, water, power and natural resources. Headquartered in London, the company also boasts a number of related businesses – Construction, Development & Property Services, Ground Engineering, Utility Connections, Murphy Plant, Highways, Public Realm & Security.

Murphy directly employs more than 3,000 engineers, professional managers and skilled operatives around the world. It has skilled expertise in delivering pipelines, process engineering, design, marine, tunnelling, fabrication, bridges and piling, and it invests heavily in its substantial holding of plant, equipment and facilities.

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