

# 77 Welbeck Street

John F Hunt



Marylebone Lane GP CO Limited



£11.2 million est.



83 Weeks est. (ongoing)

## Project Overview

Deconstruction of an architecturally prominent, brutalist style 10-storey pre-cast concrete car park behind Oxford Street, close to the underground station. Piling, bulk excavation of 20,593 m<sup>3</sup> and construction of a 17 meter deep, 4-storey basement box.



## Challenges

- **Working close to Historic England listed buildings and within a conservation area** - We contributed information to obtain party wall agreements and our methodology is in line with the requirements of these agreements.
- **Logistical constraints confining the programme** - We proposed and implemented an alternative logistics strategy, installation of a corner gantry allowing tipper access directly from the road, which resulted in a four-week programme reduction and large commercial saving.
- **Maintaining good pedestrian flow in areas of heavy footfall** Oxford Street is one of the UK's busiest pedestrian locations therefore maintaining good pedestrian access was crucial when working nearby. Brightly lit pedestrian gantry's surrounding our site allowed for this.