

Existing Structure & Location:

The site was located at 30 Old Burlington Street, London and has significant frontages both to Old Burlington Street and Cork Street.

Constructed around 1935 of a concrete encased steel structure on concrete pad foundations, the building comprises a lower ground level, ground and eight upper floors, but was significantly refurbished around 1980.

Scope of Works:

- Design, manufacture and installation of party wall temporary works to retain an adjoining listed structure. This included designing the supports in manageable sizes to allow for installation without a tower crane.
- Removal of all asbestos based materials.
- Soft strip and subsequent deconstruction of the building on a floor to floor basis down to the top of the existing basement slab, using two 5 tonne machines with pulveriser attachments lifted to the roof level with a mobile crane.
- Design and installation of back propping to the existing floors during the course of the demolition.
- Suppression of dust generated from the demolition activities was a specific issue to be addressed and as such the deployment of 'dust buster' suppression units were instigated from the initial stages of work.

- An existing steel beam that ran through the building into the adjacent structure had caused an unforeseen issue by transmitting noise and vibration, therefore causing disruption. The matter was immediately recognised by implementing voluntary section 60 working hours until such time as the beams had been severed at each level.

Conclusion / Key Achievements:

- The management and logistical challenges to overcome vertical transportation of demolition arisings from site.
- The execution of the demolition works with minimal affect to the local businesses.



Client : Native Land

Value: £1.1 M

Duration: 28 Weeks

CDM Co-Ordinator : E C Harris

Cost Consultant: CORE 5