

Existing Structure & Location:

The Arundel Great Court project is situated between Embankment Station and The Strand, with Arundel Street to the east and Surrey Street to the west. The structure is located in a very busy area of Central London.

The project consisted of the demolition of three independent reinforced concrete structures comprising of two 9 storey office buildings together with the Howard Hotel. The buildings were constructed in 1974 from reinforced concrete and hollow pot flooring with a stone clad façade.

Scope of Works:

- Our work package consisted of the demolition of the above structures down to the top of the existing single basement slab.
- The R&D survey revealed that 15 tonnes of asbestos debris had to be removed from the structures before the demolition works could commence.
- The first stage of our project consisted of the soft strip of the structures followed by floor by floor demolition using mini machines with pulveriser attachments. The works were supplemented with the use of a crawler crane to lift the plant from floor to floor.
- At second floor level, we introduced our high reach machines with pulveriser attachments to enable the demolition of the heavy concrete structures down to the top of the existing basement slab.
- As part of the demolition works, we were required to carefully remove and salvage 2000m² of Portland Stone cladding for reuse.

- Throughout the project, close liaison was maintained with Westminster's Construction Impact Team, regarding the position of perimeter hoardings and scaffolding together with the location of temporary pedestrian footpath closures.
- A vehicular access was established on the west boundary of the site within Surrey Street to enable the safe disposal of demolition arisings with minimal disruption to the local environment.
- To ensure levels of noise and vibration generated from our works were maintained within agreed levels, we would undertake base line noise readings and then implement a 24 hour noise and vibration monitoring strategy.
- Each of the structures were fully encapsulated in protective Monarflex clad scaffolding to ensure the works were fully contained and segregated from the general public.
- We employed the use of non percussive techniques whilst demolishing the structure with specialist plant and attachments.

Conclusion / Achievements:

- This high profile and difficult demolition project was completed within programme and within the client's budget.
- Our strong relationship with Westminster Councils representatives proved very beneficial in assisting with both pedestrian and traffic management strategies.
- Since the successful completion of the project, we have since negotiated a further £1.4m package of enabling works.



Client: Waterway Properties

Quantity Surveyor: W.T. Partnership

Value: £2.3 Million

Duration: 32 Weeks