

Existing structure & Location:

Kings Reach Tower is a 30 storey tower block situated in Stamford Street, London SE1 and was originally the HQ of IPC Media.

The project required the retention and redevelopment of the existing Kings Reach Tower and associated podium structure which had been constructed during the 1970's to a height of 111m. The new design would extend the height of the structure by an additional eleven floors.

The adjacent low rise building or 'podium' building at the base of the tower, which had been vacant since 2007, was also extended with an additional three floors, which would be used as commercial offices.

Scope of Works:

- Demolition phase of the project comprised of the removal of asbestos materials, the complete de-cladding of the tower and the Podium, the structural demolition of the northern section of The Podium, the structural demolition of the top two floors of the tower and a reduced excavation and formation of the piling mat to the north, west and eastern elevations.
- De-cladding works to the tower were carried out with the use of external suspension cradles, which were installed and operated by Sky Form Ltd.
- Cladding comprised of single glazed windows and Durasteel panels. Once the cradles were secured to the external face of the structures, we were able to remove the glazing with the use of small disc cutters to cut the glass into four sections, which were then removed in a careful manner by operatives using specialised glass lifting tools or 'Sucker Pads'.

- All Durasteel Panels were removed by our "in-house" asbestos removal division using reciprocating saws to cut through the perimeter frame of the panels, thereby allowing them to be removed as one complete unit and without damaging the asbestos contained within them.
- Structural demolition works were undertaken on a floor by floor basis using 7T excavators with pulveriser attachments. In addition to this, the design and installation of the temporary works had been undertaken by our "in house" temporary works team.

Environmental:

- Project objectives were to undertake the demolition works in a manner that minimised the environmental impact to the local community.
- The majority of the de-cladding to the tower was carried out by utilising cradles in lieu of scaffolding, which resulted in a significant reduction in lorry movements to and from the site.
- To minimise the effects upon neighbours, all noisy works were limited to the hours of 08:00 -10:00, 12:00 -14:00 and 16:00 - 18:00.
- The existing mains water supplies were utilised to enable the works to be continuously dampened down, thereby preventing the spread of dust.
- The removal of the spoil from the reduced excavated works was minimised with the use of a concrete crusher located on site, this enabled the material generated to be recycled and used to form the piling mats.

Conclusion / Key Achievements:

- The project was completed within programme and budget.



Client: Mace Group

Structural Engineer: AKTII

Value: £4.27 Million

Duration: 11 months