

No1. Bedford Avenue, London WC1B 3AU

Client	Exemplar Properties / Second London Wall
Programme	38 weeks
Value	£1.6m

LOCATION & OVERVIEW

No 1. Bedford Avenue, known as the Time-Out building, was located in the London Borough of Camden, at the junction between Bedford Avenue and Tottenham Court Road. Comprising of buildings 251-258 Tottenham Court Road and 1 Bedford Avenue, all of which were subject to full demolition to basement level.

BESPOKE WORKS & CHALLENGES

Demolition complete, John F Hunt removed the existing foundations within the basement, installing all the necessary perimeter propping to the basement retaining walls. This work was critical for the enablement of the follow on construction work.

Situated in a very sensitive residential zone, the challenge was the management of the environmental and site transport impacts to ensure harmony with the neighbours was maintained.

Our relationship with the Bloomsbury Residents Association proved to be a successful one and we received a letter of excellence from them at the end of the project.

Sequential support of the adjacent neighbours party wall during the works, consisting of a grid of steel channels bolted into various spine structures to ensure stability.

Propping of the perimeter basement walls during the ground floor slab demolition, due to the large traffic surcharge loads on Tottenham Court Road.

John F Hunt managed the relocation of the existing UKPN sub-station.



ACHIEVEMENTS

Awarded Performance Beyond Compliance from Considerate Constructors Scheme.

Achieved a 98% recycle & reuse rate from the debris generated during the works.

36,000 man hours were required for this project which was carried out without an incident or accident.

The site was handed over to the client ahead of schedule.

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