

Queens Square, Croydon

John F Hunt



R&F Properties



£10.5m



44 weeks

Project Overview

We demolished six structures and broke out basement slabs whilst retaining the basement walls on a site covering 5.4 acres in busy Croydon town centre. The buildings were constructed of reinforced concrete with a number of clay-pot floors and other site constraints such as extensive statutory services for retention and asbestos.

The site is located opposite the Town Hall and next to a Historic England Listed Building; Segas House, which required minimising disturbance and maintaining a smart appearance at all times.



Challenges

Part of this project required the successful demolition of a link bridge that overpassed a Transport for London bus route, for which access needed to be maintained.

The demolition took place outside of peak times on a floor-by-floor basis down to the first level. The remaining structure was removed over a 10 day period during which it was agreed with TfL to divert the bus route, subject to extensive AIPs for the road assets gained by John F Hunt.

This work was carried out during the local school holidays to minimise disruption caused by bus route diversion.

We achieved a number of efficiencies for our client. For example, during load testing it was established that the floors were stronger than expected. This reduced propping requirements, saving time and money.

A service duct ran through the site, along with four UKPN substations. Following extensive liaisons with the authorities, the substations were disconnected later than planned however to avoid overall programme delays we re-programmed works and protected the substations.

We communicated extensively with local businesses on the adjacent St. Georges Walk parade and issued regular newsletters. We also assisted with their bin collections to avoid disruption caused by restricted access.



Croydon



Achievements

- Over 10% Local Labour
- Document Controller is a locally recruited Apprentice who has retained employment with John F Hunt
- C. £750,000 saving for client by proposing a more efficient asbestos removal methodology