

# Keybridge House, Vauxhall, London

**John F Hunt**



Mount Anvil



£12m



18 Months

## Project Overview

Keybridge house was previously owned by BT and is situated on a 1.35 hectare site on South Lambeth Rd, within the 9 Elms regeneration area. The site is approx. 400m from Vauxhall Station, one of the busiest public transport hubs in the Greater London Area and is in very close proximity to the main Network Rail lines serving London Waterloo.

The works comprised the total demolition of a 17 storey heavily reinforced concrete tower and 4 storey podium building plus partial demolition of the 2 levels of existing basement. Works included soft strip and extensive asbestos removal including that which was contained within the 4 chimneys.



start of demolition and throughout the works.

Demolition of the tower, podium structure to ground level. The tower slabs were 400mm deep supported on 1m square columns.

Part demolition of the 2 level existing basement including the removal of sections of the 4m deep raft foundations to facilitate the installation of new piled foundations.



Lambeth

## Challenges

John F Hunt was the principal contractor for the demolition phase of the works.

Carried out all real-time environmental monitoring including dust noise and vibration.

Extensive asbestos removal included the 4 asbestos lined chimneys.

Soft strip of the tower, podium and basement.  
Erection of fully encapsulated demolition scaffolding to the tower and podium building.

Design, supply and install all necessary temporary works to facilitate the demolition process including propping to the existing basement retaining walls.

Extensive interface with Network Rail and other stakeholders to gain the necessary consents prior to the



## Achievements

Taking over the works after the previous contractor went into liquidation a couple of months into the contract.

Completion of this complex and difficult project without any incidents of note.

Developed a good working relationship with the client given the difficult start to the project including winning phase 2 of the works.

(school site demolition)

Excellent working with Network Rail to ensure their assets were protected at all times.

Addressed all concerns of the neighbouring residents and businesses during the works to ensure complaints were kept to a minimum.