

CASE STUDY

LONDON PARK HOTEL, 86-88 NEWINGTON BUTTS, SE1 1

Cantillon's expert project management and demolition services have successfully cleared to make way for a new major London landmark, the Lord Rogers designed 360 London Tower.

Client:

English Partnerships

Developer:

First Base

Contract Duration:

28 Weeks

Contract Value:

£1,400,000



Signalling the start of an ambitious £1.5 billion London regeneration programme, Cantillon delivered a comprehensive demolition package, including basement retention works, for English Partnerships and developer First Base at the former London Park Hotel. It is the first stage in a prestigious scheme to revitalise the Elephant & Castle.

Before any other works could proceed, Cantillon first carried out an environmental clean to tackle pigeon infestation and areas of asbestos disturbance. This was followed by a full soft strip and asbestos removal, with an emphasis on maximising recycling at source – aided by a pre-demolition survey, which identified numerous elements that could be retained in their composite form for re-use. Any remaining non-structural materials were then carefully segregated at source in a centralised processing area.

Each of these main elements – plasterboard, glass, metals, plastic and timber – were loaded separately and transferred to specific recycling facilities. As a result, the site's carbon footprint was significantly reduced and the proportion of materials sent to landfill substantially lowered.

Cantillon employed a combination of floor-by-floor and high reach techniques to demolish the imposing, seven storey, structure – complete with its clinker concrete, filler joist slabs, stabilising reinforced concrete stairs and lift cores.

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LONDON PARK HOTEL, LONDON

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Through close communication with local residents and tenants, all works were sympathetically completed on time and within budget – and with no complaints.

Cantillon were appointed to undertake a full demolition package on behalf of English Partnerships and developer First Base to make way for the new Lord Roger's designed 44-storey 360 London Tower. This was the first demolition contract on the £1.5 billion planned regeneration of the Elephant and Castle area. The works were delivered ahead of programme and within budget.

Initial works involved undertaking an environmental clean following pigeon infestation and areas where asbestos containing materials had been disturbed. Following this a full soft strip and asbestos removal package was undertaken with an emphasis on high levels of recovery and recycling at source. A pre-demolition audit was undertaken and several elements were retained in their composite form for re-use. Of the remaining non structural elements, a high level of segregation was undertaken at source within a centralised processing area and the main elements of plasterboard, glass, metals, plastic and timber were loaded separately and transferred to specific recycling facilities. As a result the carbon footprint for the site was significantly reduced and the proportion of materials sent to landfill substantially lowered.



Structural demolition of this imposing seven storey load bearing masonry structure with clinker concrete and filler joist slabs (in addition to a number of stabilising reinforced concrete stair and lift cores) was undertaken using a combination of floor-by-floor and high reach techniques. A high level of communication with neighbouring tenants and occupiers was maintained throughout, allowing the works to be completed ahead of programme with no complaints.



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