

CASE STUDY

101 QUEEN VICTORIA STREET FORMER SALVATION ARMY BUILDING, LONDON, EC4

Cantillon Ltd successfully carried out the asbestos removal, soft strip, and demolition works of the former Salvation Army Building at 101 Queen Victoria Street, London EC4. The works comprised of a major demolition contract in the heart of the City of London along the direct thoroughfare to the new Millennium Bridge and St Paul's Cathedral.

Client:

Hines UK Limited

Principal Contractor:

Bowmer & Kirkland

Contract Duration:

29 weeks

Contract Value:

£1,800,000



Following extensive planning and preparation Cantillon were appointed by Hines UK Limited and the Main Contractor, Bowmer & Kirkland.

The building was a 7 storey 1960's in-situ reinforced concrete frame with infill hollow pot floors. There was a triple basement across the site, part of which incorporated a church beneath the walkway to the Millennium Bridge. We carried out careful removal of religious artefacts, including a time capsule. The fenestration was brick infill and windows, with part reconstituted stone panels. Stair and lift cores were in-situ reinforced concrete construction. The building required retaining wall supports in the basement, to the Queen Victoria Street elevation.

We were also required to facilitate the removal of structural partitions from under the Millennium Bridge walkway and carry out insertion of structural steel supports.

The site was set up, refitting part of the buildings for site offices & welfare. Careful phasing and planning of the works was undertaken. The outside of the building was cocooned in scaffolding clad with reinforced plastic sheeting. High quality hoardings and gantries were erected around all elevations. Day to day liaison with the Corporation of London Engineer minimised any disruption.

Plant was lifted onto high levels using mobile cranes. The main demolition commenced using mini plant on the roof for sequential floor by floor demolition. Once down to third floor level – the building was demolished by remote methods using a long arm machine. Partial removal of the basement slab was undertaken using 360° excavators and remote hydraulic breakers.

The works were completed to programme and within budget and received a Considerate Contractor Gold Award from the Corporation of London.



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