

CASE STUDY

MONTROSE PLACE, LONDON SW1

Cantillon Ltd were appointed to undertake a complex demolition and groundworks package within a congested site in the heart of London's Belgravia. The works were undertaken within a highly sensitive area that was home to several embassies and dignitaries and particular emphasis was put on environmental consideration.

Client:

Grosvenor Estates

Principal Contractor:

Sir Robert McAlpine

Quantity Surveyor:

EC Harris

Contract Duration:

26 weeks

Contract Value:

1.7 million



The initial works included installation of a steel retention support system to a large retained boundary wall, with early installation of permanent steel work that was utilized in the temporary condition. This was erected whilst the building remained intact, including installation of mass concrete supports below the invert level of the ensuing basement excavations.

The structural demolition was undertaken using a combination of floor-by-floor and high reach techniques and sequenced to allow critical path activities to be undertaken concurrently with demolition of existing structures.

An extensive groundworks package was completed as part of the works and consisted of:

- Installation of steel kingposts and RC panel skin wall to Montrose Place and Headfort Place elevations to provide permanent retention during reduced excavations whilst allowing service penetrations for the new structure to be pre-formed
- Installation of underpinning to the chapel street garden elevation retained boundary wall
- Installation of silent sheet piling to the Halkin Street Garden elevation to provide permanent retention of the adjacent ground whilst utilising maximum available space for the new basement structure
- Bulk extractions and removal of obstructions for the new basement invert level, including removal of petrol storage tanks and land remediation
- Installation of complete below ground drainage and provision of building level for the ensuing sub-structures work

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