

CASE STUDY

RIVERMILL HOUSE
152 GROSVENOR ROAD, LONDON SW1

The contract works comprised of asbestos removal & soft-strip of 17 floors, decommissioning and removal of plant to the 18th and 19th floors, demolition of roof beams and stairs, removal of lifts and removal of all external windows, together with providing safety edge protection to all floors at Rivermill House, 152 Grosvenor Road, London SW1.

Client:

British Gas

Principal Contractor:

Cantillon Ltd

Contract Duration:

20 weeks

Contract Value:

£950,000



The building comprised a sub-basement, a basement, ground floor and 19 upper floors.

Asbestos materials were removed under strictly controlled conditions and disposed of off site under Special Waste Regulations.

A debris chute was formed in an existing shaft to transfer debris from each floor level to the ground floor and a steel crash deck fixed at ground level at an angle to deflect debris onto the ground floor. Debris was then removed via excavators and skid-steer loaders into lorries / skips for disposal off site.

General soft-strip works were carried out from ground floor to 17th, including the removal of doors, partitions, secondary glazing, floor screed, plaster to walls, all mechanical, electrical and public health equipment.



RIVERMILL HOUSE 152 GROSVENOR ROAD, LONDON SW1



On the ground floor a 3.5 tonne mini excavator was used to demolish the external soffit and walls. For safety, due to the fact that there was no external scaffolding, a system of external access platforms were erected and the window openings covered with a reinforced membrane to ensure that no debris, or broken glass could fall out of the building while the windows were being taken out.

Once protection was in place, a wire band was connected around the core area. This was then used to connect both safety harnesses and a turfer. The windows were prepared and the turfer connected. The windows were carefully pulled into the building intact. The glass was then removed and the frames dismantled.

A mobile crane was used to lift a 3.5 tonne mini excavator, fitted with a pneumatic hammer attachment, on to the roof of the building, where it was used to break out the roof slab.

The roof beams were supported by the crane at the one quarter and three quarter points, and once the concrete was broken out, the steel reinforcement was cut using burning equipment. The beams were then lowered to the ground for disposal off site.

All plant to the 18th & 19th floor was decommissioned and removed in sections, using the crane to lower the various items to the ground, and a boat skip to remove small sections.

The 2 storey metal grilles around the whole perimeter of the 18th and 19th floor were also pulled into the building and cut up for disposal off site. For the safety of the public an external scaffold was cantilevered out off of the 17th floor, and the top 2 storey's of the building cocooned in Powerclad Scaffold sheeting.

The lifts and lift equipment were also removed, and disposed of off site.

Cantillon worked closely with the team to ensure matters of safety and public access were unaffected by the works. Adjacent properties were informed of the proposed works and kept informed of the progress by means of visits and leaflet drops.



4 Salmon Street | London NW9 8PN
Tel: 01923 255 256 | Fax: 020 8200 7954
info@cantillon.co.uk www.cantillon.co.uk