

CASE STUDY

8-13 LIME STREET, CITY OF LONDON, EC3

Cantillon Ltd were appointed to undertake a demolition and pile enabling works package on a sensitive site in the square mile, located within Leadenhall Market adjacent to the Lloyds Building. The works involved demolition of 8-11 Lime Street, a six storey reinforced concrete structure with a cantilever roof construction and 12-13 Lime Street, a five storey steel frame structure. Both buildings were demolished down to the top of the ground floor slab concurrently with a pile enabling package within the basement to facilitate ensuing piling operations from the ground floor slab.

Client:

PPG Metro

Quantity Surveyor:

EC Harris

Principal Contractor:

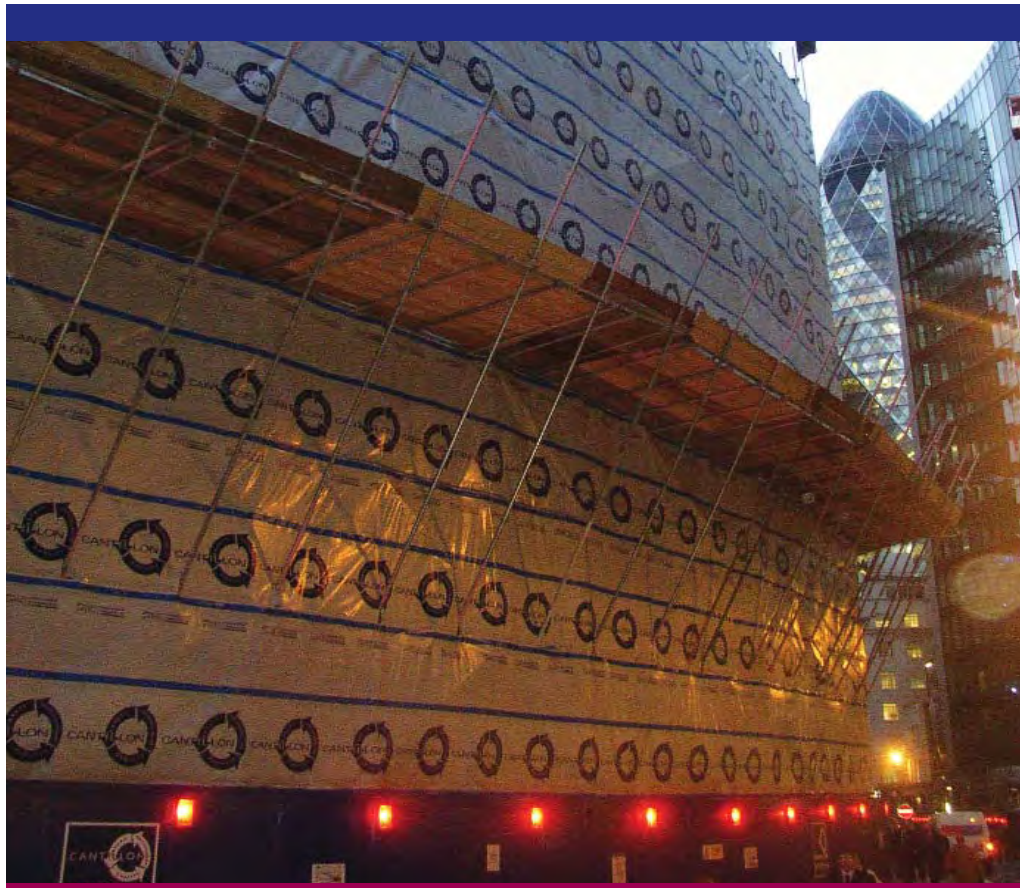
Cantillon Ltd

Contract Duration:

30 weeks

Contract Value:

£1.85 million



Demolition was undertaken using traditional floor by floor techniques, with one section of the structure demolished to form a processing area for a 45 ton excavator whilst early archaeological works were undertaken in a separate location. A party wall retention structure was constructed within Beehive Passage whilst maintaining access for pedestrians for the duration of the works. Careful coordination of the works with neighbouring occupiers and implementation of an effective logistics plan resulted in the works being completed with no complaints and receiving a Gold Award from the City of London's Considerate Contractor Scheme.

The 12-13 Lime Street structure was located in an area of known historical interest and given the age of construction and single storey piled basement construction, advance archaeological excavations were undertaken at proposed pile locations to preserve any finds of significance. These works were phased with the demolition with the result that they had no detrimental programme effect. Temporary supports to the existing basement were installed with party wall engineering acceptance obtained from the adjacent properties



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and shafts were formed by hand. The archaeological dig followed with attendance provided by Cantillon and several significant finds were made including the largest collection of roman wall plaster recorded.

Pile enabling works were undertaken within the basement areas whilst demolition was undertaken above with significant cost and programme benefit. Work at 8-11 Lime Street involved the forming of openings through the existing basement raft slab, up to 2.4m in depth and 2m in diameter, to allow CFA piling to be conducted from the ground floor slab. Once openings were formed they were lifted whole using specialist equipment and an extensive back-propping scheme installed within the double basement to allow for the imposed loads of the 85-ton piling rig and attendant plant. Within 12-13 Lime Street pile probing was undertaken with the existing structure in place. Once demolition was complete down to the top of the single storey basement ground bearing slab, manhole rings were accurately positioned to form a shaft for piling and the entire basement backfilled with crushed demolition arisings to form an operating mat and laydown area for piling operations.



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