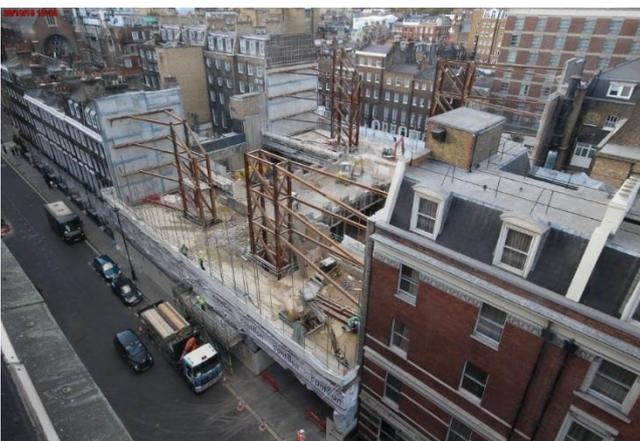# SEYMOUR STREET

## Client: Portman Estates │ Duration: 45 Weeks │ Value: £5,000,000

**Cantillon were appointed as Principal Contractor to undertake the demolition and enabling works of the former Marylebone Police Station on behalf of the Portman Estate. The Demolition of the existing structure will pave the way for the construction of a new six storey mixed use scheme incorporating a school, 24 residential units, a restaurant and office space. Our scope involved asbestos survey and removal, services decommissioning, soft strip, demolition, foundation removal and piling.**

The site consisted of one H-shaped building bounding the highway on Seymour Street and Bryanston Street. Both facades were seven storey reinforced concrete frames clad in brick with plant and service over-runs and two basement levels, connecting the two structures was a vierendeel beamed four storey bridging structure connecting the two elevations from the first floor to the full height of the adjoining buildings. The works involved the demolition of the building down to B2 basement slab level.

In addition, and in advance of the demolition, our engineering team designed and installed four steel towers, erected from basement level, to provide structural support to the four party walls. The towers were erected sequentially on piles placed within a restricted basement area. The towers were coordinated with the permanent works design to ensure that follow on piling and substructure activities could proceed unimpeded.

Detailed planning of the works and the logistical approach to the project allowed the team to overcome the natural constraints of the project.

Bounded on three sides by five star hotels and by a mixed
residential scheme on the fourth, Cantillon were involved early in the scheme to ensure the smooth negotiation of the Party Wall Agreements.

Regular and open contact with our neighbours during the delivery of the package ensured that the package was deliverer with the minimum of disruption to their ongoing operations.