

AUDLEY SQUARE HOUSE

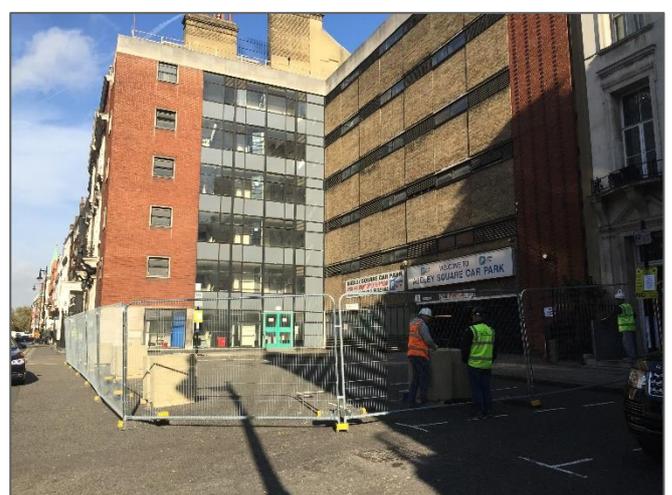
Client: Caudwell Properties | Duration: 120 weeks | Value: £9,000,000

Cantillon were awarded the enabling and demolition package at this highly sensitive scheme in Mayfair. Essentially a residential district, with commercial and administrative businesses, embassies and clubs. The existing site buildings included a 3 upper / 3 lower storey NCP car park, No. 4 Audley Square and the Ascott Hotel.



The site to be demolished was bounded on all elevations by either Westminster City Council highways or adjoining properties and some of the highest value residential properties in the country. Bounded to the North-West on two adjoining elevations was the Nehru Centre, which consists of the Grade II listed No. 8 South Audley Street and the adjoined No. 51 Hill Street building.

The southern elevation was flanked by several adjoining buildings along the boundary, including Grade II listed No. 3 Audley Square and four separate, two storey residential buildings forming the north boundary to Red Lion Yard. These include No's. 4, 5 and 6 Red Lion Yard and No. 4 Waverton Street. There was a significant topographic level differential between the Audley Square highway and Waverton Street highway, where the site slopes effectively 3m in height. This differential is absorbed by an effective staggered ground floor level.



Cantillon erected secure site perimeters with 2.4m high timber hoarding. A pre-demolition phase R and D Asbestos survey was undertaken by Cantillon in accordance with HSG 264 guidance. We were then required to remove any Asbestos Containing Materials (ACMs) identified within the survey. The walls of the basement boiler room, required the coating to be removed using a Quilling technique, requiring the use of specialist abrasive blasting equipment to take the walls back to clean brick. AIB was removed from the rear carpark security building along with areas where AIB was sandwiched between external metal fascia panels and the internal blockwork to the staircase.

All plant and M & E installations were decommissioned and removed, back to the incoming valve switch or meter on all levels.



A full soft strip of the Ascott Hotel, No. 4 Audley Square and car park buildings was completed, consisting of non-structural walls and partitions, column casings, wall, floor and ceiling finishes, duct covers, raised floors, fixed and joinery items and subsequently sorted and cleared from site.

Demolition commenced at the east of the site on the low-level section of the car park, in order to provide access to the rear of the site, for the removal of the arisings from the demolition of the Ascott Hotel. Whilst these works were progressed at the rear of the site, the initial works began to the high-level section of the car park at the front and No. 4 Audley Square, so that the party wall temporary works to No's 3 Audley Square were installed as early as possible. Once this was completed and the access and protection scaffolding to the external elevations, demolition proceeded on a floor by floor basis.

Cantillon's in-house Engineering team, prepared the design for installation of temporary works required to support adjoining properties where required. Our brief from the client was to remove two steel towers to provide lateral support to No. 3 Audley Square & No. 8 South Audley Street (The Nehru Centre), once the Audley Square Car Park was demolished. The driver for this was to advance the programme for demolition and the main contract works. Following several weeks of investigation and design, Cantillon proved the No. 8 South Audley Street structure would stand alone without need for cumbersome Temporary works. At No. 4 Audley Square, we designed a system that tied the party wall back to No. 3 Audley Square, therefore negating the need for towers.

Careful removal of masonry chimney stacks and breasts, at No. 4 Audley Square were demolished by hand and rebuilt using bricks recovered from the demolition. To mitigate any programme implications the chimney was rebuilt, top down, by installing angles on floor level and rebuilt slab to soffit. Works continued with infilling of second floor opening to the No. 3 Audley Square party wall.

The Audley Square car park was solidly constructed. To minimise the environmental impact resulting from demolition of such a heavy structure Cantillon conducted extensive investigations, which comprised proof loading the slabs and on site opening up works to expose structural elements of the building. This enabled us to

maximise the plant size available to us therefore resulting in reduced number of machines. Additionally, larger machines allowed us to demolish the structure in the most part with excavator equipped pulverisers, therefore mitigating the noise to the neighbouring residents and businesses. The Ascott Hotel was demolished using typical top down method with small machines.

Forming part of our scope, the underground fuel tanks at the Waverton Street Former Filling Station required removal and remediation of contaminated ground. Due to the age of the tanks there was very little information on record about the exact extent of the tanks, therefore Cantillon took a cautious approach and designed highway support that would allow removal of contaminated ground all the way to the site boundary if required. Following tank removal, WAC survey tests were carried out to identify contaminated areas and the type of contamination. Cantillon removed all areas of contamination.