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Project Title	Africa House, Holborn
Value	£2,000,000.00
Programme Duration	50 Weeks
Nature	Cut & Carve
Client	BAM Construction

About The Project

Deconstruct UK Ltd successfully delivered the significant structural alterations and demolition package at Africa House, Kingsway on behalf of BAM Construction.

The former commercial premises backing onto Lincolns Inn Field is located above two live and operating premises, and required significant temporary works to be installed in order to transfer the load of the upper floors during the execution of 'Cut and Carve' design scheme. The rear façade of the building was removed and the internal lightwell structural elements removed to allow for floor infills to be constructed and increase the internal floor area of the building.

In order to ensure minimal disruption to the operating entities below the project, a fast track 22-week programme, meant a pro-active design process was key to successful delivery of the project.

Project Challenges

Throughout the works a Wetherspoon Public House remained open on the ground floor along with a trading Ladbrokes. Because of the nature of the temporary works loads from the structures retained were diverted around the occupied areas. The control of vibration and noise being a key component to the successful delivery of the scheme.

Africa House fronts onto Kingsway, part of the TFL red route system. Vehicle movements in and out of the site were restricted to a loading compound at the rear in order to keep congestion to the road network to a minimum.

As part of the sequentially phased works, demolition of a former UK Power Networks Substation was required. Situated within the basement, specialist crunching techniques were required so that the operating businesses adjacent and above our Project team were able to maintain trade.

