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Project Title	127-143 Borough High Street
Value	£4,000,000.00
Programme Duration	56 Weeks
Nature	Enabling Works
Client	Kings College London

About The Project

Deconstruct UK Ltd were successfully awarded the Enabling Works Package at 127-143 Borough High Street on behalf of Kings College London. Our involvement in the scheme extended back to 2008, when a number of buildings on the site were fire damaged and Deconstruct UK Ltd remediated the buildings through our Dangerous Structure response team for the London Boroughs. The buildings were made safe, and eventually had temporary steel frames constructed within them, in order to remove all scaffolding from the highway ahead of the 2012 Olympic Games.

With our extensive knowledge of the site, Deconstruct UK Ltd were invited to tender for the Enabling Works package to allow for the future development of the Project as a whole. The scheme saw the demolition of five existing buildings in a sequential manner to suit that of the temporary works installations. Sheet piling to the perimeter of the Project followed the demolition and a subsequent bulk excavation to allow the construction of the reinforced concrete substructure.

Project Challenges

The Borough High Street Project was challenging for a number of reasons. A former World War II air raid shelter lay beneath the Project; it would eventually breach the basement slab formation level in the permanent scheme. Deconstruct formed an investigation shaft ahead of the main works to determine the exact location and allow the design to be completed.

To the front of the Project ran the live TFL Northern Line tube tunnels. Close liaison was required with TFL engineers in order to approve our installation and monitoring procedures. During the installation, TFL were notified of our progress to ensure movement monitoring within the tunnel was tracked to ensure no adverse effects from the development works.

During the bulk excavation across the site Deconstruct provided Archaeological attendance to The Museum of London Archaeology. A Papal Bull relating to the Magna Carter was discovered as part of the process.

