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Project Title	8 Salisbury Square
Value	£2,400,000.00
Programme Duration	35 Weeks
Nature	Soft Strip & De-clad
Client	Greycoat Real Estate LLP

About The Project

The Salisbury Square scheme saw Deconstruct carry out the soft strip removal of fixtures & finishes back to shell and core over 10 floors (18,000m²), with the removal of the roof level plantroom, external cladding panels, glazed atrium spanning over 3 floors externally to one elevation, and a bank of 4 lifts serving all of the floors. The site is bounded by roads on all 4 elevations within a busy commercial environment adjacent to Fleet Street. The Project was wrapped fully in monarflexed scaffolding to envelop the whole building and contain the works.

The roof level houses Vodafone & EE antennae, these had to be re-sited onto designed traditional tube and fitting towers prior to the plantroom removal.

Project included:

- Soft Strip
- 3rd Party Equipment Diversion
- External cladding removal
- Diamond drilling
- Demolition

Project Challenges

The principle challenge for the Project was the removal of waste materials from a heavily trafficked area without any loading bay facilities. This was overcome by back propping the ground floor slab, removing the main entrance glazing, and introducing lorries and bin movements within the building itself with excavator machine loading, thus containing traffic, dust and noise within our own controllable environment. The temporary towers for the EE and Vodafone antennae needed to be relocated and erected within managed sector shutdowns to avoid RF exposure, and to subsequently manage several Telecoms Contractors for the repositioning and installation of new equipment within a short programme period.

Scaffold erection was particularly challenging not only for the logistics of managing pavements and the scale of the works, but also due to the works being carried out in extreme heat conditions. This was managed by balancing work/rest periods and lowering expectations of productivity appropriate with the climate.

