Client	Native Land	**Sector**	Mixed-Use
Type	Demolition, Sub & Superstructure	**Procurement**	JCT D&B
Location	Southwark, London	**Value**	£40M

Bankside Yards West

The Bankside Yard West Project is located along the south bank of the river Thames and is adjacent to Blackfriars Rail Station.

The site is bound by the River Thames to the North, Southwark Street to the South, Blackfriars Road to the West and Network Rail Viaduct to the East.

Developer Native Land appointed McGee to carry out the structural demolition of former Ludgate House.

The works included the soft strip and demolition of the 16,000m2 10-storey 1980's commercial building. It was of typical construction of a building of that age, a fully framed steel structure with composite metal deck floor slabs and lightweight concrete. The superstructure was supported by piled foundations.

The demolition phase of works was recognised with a Bronze Award at the 2018 Considerate Constructors Scheme's National Site Awards for achieving high standards in all areas of the Scheme's Code of Considerate Practice across Appearance, Community, Environment, Safety, and Workforce.

Close to 90% of waste was diverted from landfill during the Ludgate House demolition works.

Scope of Works

The construction works are divided into the following phases:

- Piling
- Bulk excavation & Temporary Works
- Sub-structure
- Building 3 core to roof (pictured below)

The overall scheme consists of:

- Building 1 – Two story basement with mid-rise Residential building (north end of site), RC frame

- Building 2 – Four Story deep localised car stacker with two story basement with high-rise Residential tower (middle of site), G+49 stories totaling 310,000 sqft, RC frame

- Building 3 – mid-rise Office building (south end of site), RC core, steel frame

The Scope is to include the release of the Building 3 Podium and associated logistics slab (original ER scope, but later reduced to Ground Floor Slab only at Building 3) , all secant and bearing piles.

This is to include as follows:-

- Secant piled retaining walls including capping beam.
- Excavation and removal of the temporary fill.
- Excavation of the new basement down to formation level.
- Excavation of the undertrack crossing down to formation level.
- Construction of bearing piles, including to both basement box and within the arches of the viaduct for Building 3 columns.
- Below ground floor concrete columns, walls, lining walls, and floor slabs throughout.
- Above ground concrete columns, walls, lining walls and floor slabs up to and including the podium level (Building 3 only).
- Below ground concrete works to allow the formation of the undertrack crossing.
- Above ground steel columns to Building 3 to allow construction up to Podium level (Building 3 only)
- Commercial office pre-cast main stair from B2 to podium level of Building 3 including all fixing inserts and temporary handrails.
- All cast in fixings required for the commercial and residential main stairs to be installed from ground floor by others.
- Basement box waterproofing system, to allow the creation of a 'dry' basement box, as relevant to this section.
- Forming new incoming ducts for new incoming services, as relevant to this section.
- Upstands, plinths and kickers to B2, B1 and ground floor slab, as relevant to this section.
- Below ground drainage including installation of manholes, sumps, attenuation tank below the raft slab etc., as relevant to this section.
- Drains, gulleys etc at B2, B1 and ground floor which will be cast into the raft and floor slabs, as relevant to this section.
- Design and installation of the Lightning / Earthing protection requirements, as relevant to this section.
- Builders Work in Connection, including 50 No. 200 x 200 BWHs through each slab level (Ground, Lower Ground and B1), as relevant to this section.
- Completion of the Design works for the Basement Box package, as relevant to this section.
- Temporary works to leave the site in a safe condition for follow-on Contractors.