



**Client** Motcombe Estate  
**Type** Demolition, Environmental and Substructure  
**Location** Westminster, London

**Sector** Residential  
**Procurement** JCT D&B  
**Value** £12M

## Carrington Street



McGee Group has been employed to undertake Demolition and Basement Box works at the Carrington Street project.

The Carrington Street development site is located within the heart of Mayfair within the Mayfair Conservation Area.

The Embassy of Japan is to the south east on Piccadilly the Sheraton Grand Hotel to the south west, with Shepherd Street to the north and White Horse Street to the East.

The proposed scheme comprises the construction of 28 residential apartment, office accommodation, commercial accommodation, parking spaces, ancillary accommodation and landscaping.

A live substation was also housed within the existing car park structure. This was removed & decommissioned during the demolition & enabling works.

To facilitate the new development, the demolition of the existing structures on the site was required.

These are;

- 1) Carrington Street Car Park
- 2) 51-53 Brick Street
- 3) 1-6 Yarmouth Place

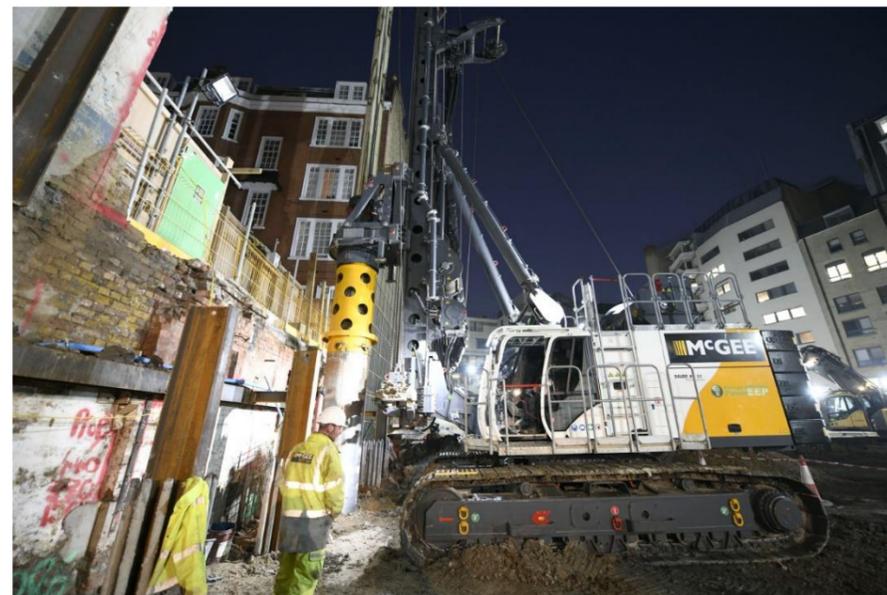
### Party Walls Awards

The existing structures were bordered by several party walls, and their relationship with the structures to be demolished was carefully assessed & considered. Structural investigation was carried out to ascertain these physical relationships and methodology & environmental parameters were established through this process prior to works commencing.

### Basement Box Works

Formation of a basement box to the entire site footprint, incorporating all piling, excavation, removal of existing foundations, removal of archaeological findings, enabling the realignment of the Thames Sewer and the like, capping beams, pile caps, below ground drainage, ground bearing slabs (to the office floorplate) including lift pits, ground beams and the like, starter bars, pull out bars, holding down bolts, isolate, divert and temporarily overpump the live Thames Sewer, maintaining weather protection to exposed Party Walls and all temporary works including edge protection, logistics slab, fire egress routes and the like.

Monitor existing structures and in accordance with the Party Wall awards, third party agreements and/ or statutory agreements.



### Temporary Works

McGee Group was responsible for the planning, design, installation, and maintenance of all necessary temporary works to ensure the stability and structural integrity of the building and any adjoining land, services, buildings or structures throughout the course of the works and to ensure that the works can be executed in a safe manner.

