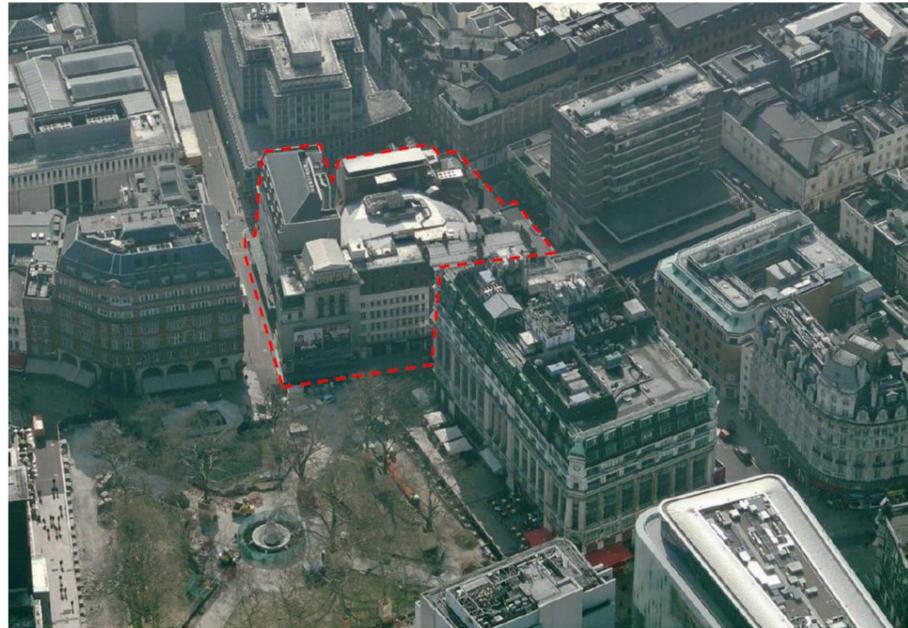




**Client** Edwardian Hotels  
**Type** Demolition, Sub & Superstructure  
**Location** Westminster, London

**Sector** Hospitality  
**Procurement** JCT D&B  
**Value** £50M

## Leicester Square Hotel



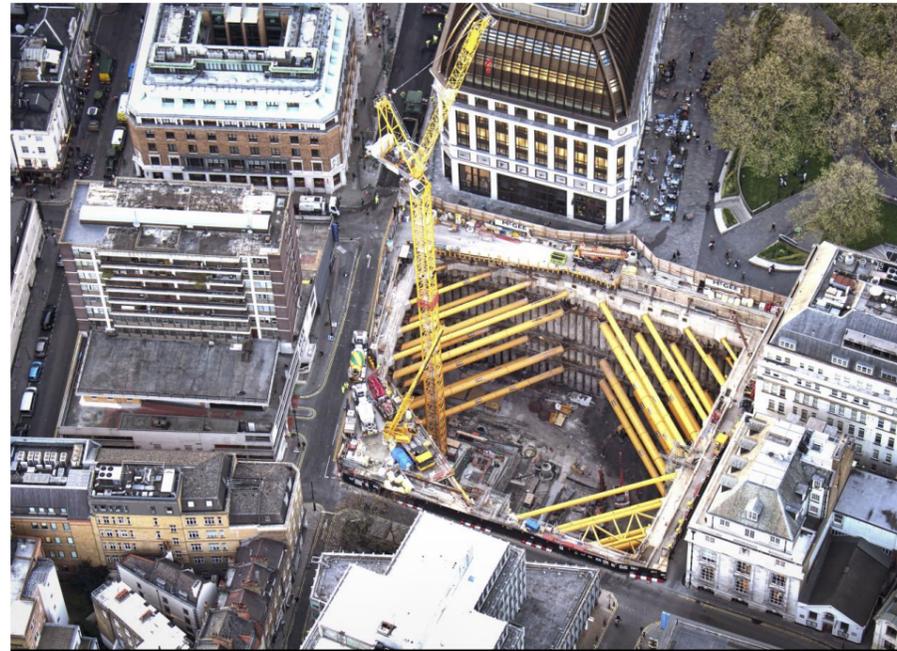
The Edwardian Group who own and manage the existing Leicester Square and Hampshire Hotels in Leicester Square are developing the West End Odeon site. The new hotel "The Londoner Hotel" will be the company's flagship building and will establish a new luxury brand within the Group.

McGee Group was the principal contractor for Edwardian London, which is building a 350-room hotel with eight storeys above ground, and a further six storeys below ground to include two Odeon cinemas, a banqueting suite and leisure facilities.

The project commenced on site as of October 2014 with services diversions. The demolition of the existing buildings were completed in October 2015.

The demolition works posed a number of unique challenges which were successfully overcome through adopting a proactive approach.

The basement at more than 30m below ground level is believed to be London's deepest hotel basement.



The basement excavation commenced in March 2016 and involved removing 80,000 cubic metres of material from Leicester Square, in the heart of the West End, and managing those logistics.

The peak removal rate was 140 loads in one day which equated to around 2,520 tonnes.

The temporary propping supporting the excavation required delivery of approximately 36 articulated lorry loads of steel for each stage reached. This equates to around 400 tonnes of steel per level.

On completion of the bulk dig we commenced construction of a 6 floor basement and a 9 floor plus a roof, reinforced concrete structure.

This consisted of 25,000 cubic meters of concrete and 5,300 tonnes of reinforcement.

We installed 6no steel trusses (beams) each of the trusses weigh 63 tonnes each, they are 25 meters long and 1.8 meters high.

The work was delivered entirely utilising McGee's in-house expertise, management, engineers, plant operators — and all large plant, machinery and vehicles are McGee owned and operated.

The construction works for the new 6-storey basement and 9-storey superstructure works was programmed for and completed in Q4 2018.



Through the 'One Stop Shop solution' we were able to offer the client programme surety. Due to the depth of the basement it was necessary to develop bespoke equipment in order to excavate the 35m basement. This is equipment is currently the only telescopic equipment in Europe that can dig to 35m.

Early appointment meant that there was sufficient time to develop the necessary equipment.