



**Client** Finchatton  
**Type** Demolition, Sub & Superstructure  
**Location** Westminster, London

**Sector** Residential  
**Procurement** JCT D&B  
**Value** £30M

## 20 Grosvenor Square



Working on behalf of Finchatton, McGee has completed the complex demolition and façade retention works on the former US naval headquarters at 20 Grosvenor Square – it's part of a prestigious redevelopment that is taking place on one of central London's most desirable garden squares and will provide 46 new residential apartments with impressive lateral spaces and two levels of underground car parking.

McGee's work on the project commenced in late 2013 which initially saw the completion of all pre-demolition works, soft strip and asbestos removal.

### Demolition Works:

McGee's methodology for demolition was of one floor-by-floor demolition serviced by a tower crane. The works comprise, but not limited to, the following main elements:-

- Enabling works – scaffold, hoarding, protection, street furniture removal/relocation
- Asbestos removal and remaining soft strip
- De-commissioning of existing utilities and capping outside of the boundary
- Demolition and weathering including salvage works

- Façade retention and party wall support
- Underpinning

Retained areas were protected with ply and timber to ensure no damage was caused during the works. Felt and batten weathering was applied to exposed Party Walls and the rear of the retained façade as the work proceeded floor on a by floor basis.



### Basement & Superstructure Works:

As part of the development, three Basement Levels and lower ground level were constructed. In order to provide vertical earth retention for the excavation, an RC Auger bored piled wall was constructed.

A guide wall was constructed to maintain a high degree of both positional and vertical accuracy. Prior to commencement of the excavation, a loading gantry was erected to facilitate the excavation of the new basement without the need for earth ramps.

A system of walling beams and horizontal props were installed to minimise the deflections in the piled wall.

The construction of the superstructure consisted of the following:

- Construction of reinforced concrete frame comprising walls, column, PT slabs, upstands, downstand beams commencing from starter bars installed as part of substructure.
- All formwork to be in basic finish.
- Casting in Ancon channels and embedment plates.
- All decking to have joints to be taped and sealed including around columns and double height edge trim etc. to be by others.
- Grouting up of column bases.
- Core walls to be formed on a floor to floor basis as the structure progresses
- Precast Columns from level 1 to level 8
- Precast stairs within the main cores
- Exiting Façade to be tied with the new structure
- PT slab design/detailed by McGee PT designer from level 1 to level 9

