



Client Native Land
Type Demolition and Environmental Services
Location Southwark, London

Sector Mixed-Use
Procurement JCT D&B
Value £10M

Sampson House



McGee Group was awarded a contract to demolish Sampson House building located at 64 Hopton Street in Southwark, London to make way for a new development. The site comprises approximately 540,000 square feet GIA commercial office building including two levels of basement.

The existing building is to be demolished down to the top level of ground floor (street level). The building is in close proximity to Network Rail infrastructure as well as located in close proximity to residential accommodation.

The Project

The overall project is a new mixed-use development scheme comprising residential and commercial buildings along with retail units and public spaces.

The proposed Bankside Yards development comprises of 5 buildings with:

- Retail Units at ground floor and basement level;
- One building comprising office accommodation above a ground floor reception;
- 3 Residential buildings above ground floor;
- 2-level basement construction housing ancillary retail space, residential car parking, ancillary office accommodation, cycle parking, refuse storage, building services plant space, etc.



Scope of Works of the Demolition Works

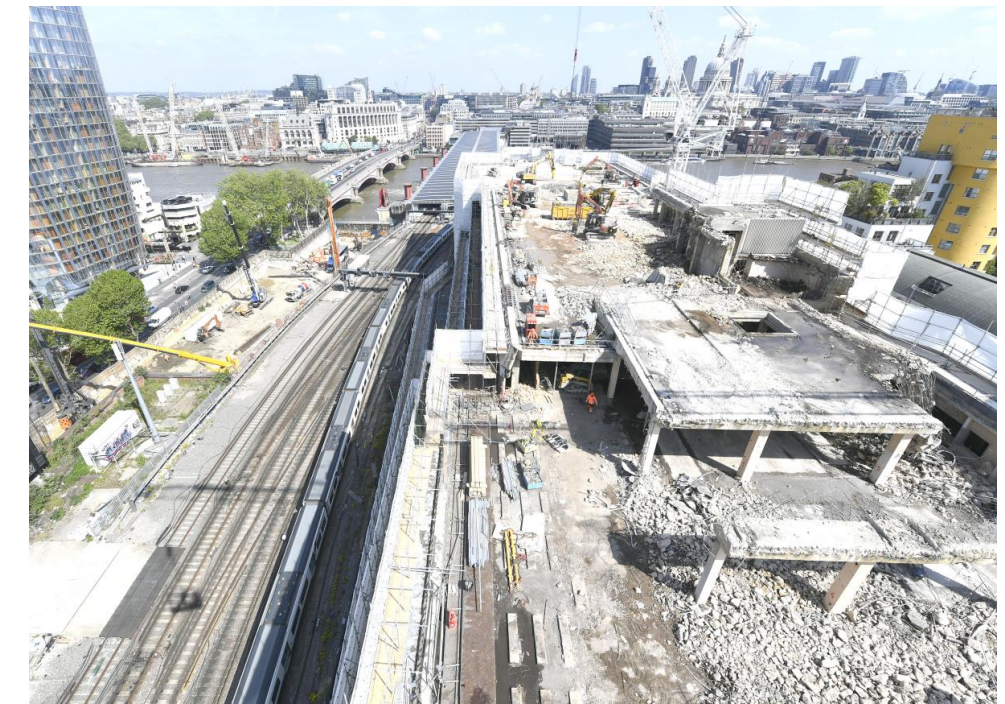
The scope of the Demolition Works includes, but is not limited to:

Section One:

- Scaffolding including Monarflex sheeting
- Monarflex to the west elevation (facing railway) to be of highest grade/strength for high winds to minimise risk of torn sheets falling on railway;
- Removal & safe disposal of all asbestos containing materials present within the existing building;
- Soft strip of existing building and remove all non-structural elements including; internal partitions, existing finishes, joinery items, doors, fixtures and fittings etc including sub-basements;
- Isolation, decommissioning and removal of existing MEP services and installations including sub-basements, including incoming services and protection of existing substation;
- Cut back of the existing services (to site boundary).

Section Two:

- Demolition of the existing Sampson House envelope and all structural elements down to (but excluding) the existing ground floor slab level including the removal of existing cores, lift shafts etc & safe disposal of arisings;
- Provision of temporary works to support existing retaining structures and protection of and working around Network Rail assets during the demolition works
- Trial pits and slip trenches;
- Leaving site safe, secure and protected at completion.



Network Rail

The site is adjacent to the Network Rail viaduct. McGee is responsible for liaising directly with Network Rail with regards to any and all other Works scheduled currently and / or in the future which may impact on their works.

Given the close proximity to Network Rail McGee must ensure that 24hr access to Network Rail assets is available throughout the duration of the Works.

We are aware of the risk and implications of non-damage events based on proximity of the site to Network Rail assets. McGee has taken special care to keep scaffolding clear of debris and undertake regular inspections.

McGee has ensured all workers are aware of this requirement and are taking every step to mitigate.