

8-10 WATERLOO PLACE

CLIENT:
CORNERSTONE REAL ESTATE

PROGRAMME LENGTH:
12 WEEKS

PROJECT VALUE:
£460,000



8-10 Waterloo Place is a Grade II listed building located within the St. James conservation area. The building offers five upper floors of office space and basement, ground floor and mezzanine, which previously housed a large commercial bank.

The client brief was to undertake a complete strip out of vacated tenanted office space situated over five upper floors as well as the previously tenanted banking space situated over ground, basement and mezzanine.

All internal finishes including metal pan ceilings and fixings, partitioned walls, raised access floor, toilet blocks and complete M&E installations were stripped out, returning the space to shell & core.

Included in the works was the demolition of bank vaults, constructed from a mix of brickwork and coil reinforced concrete; retaining only the main vault door as an architectural feature. Demolition was undertaken with the use of specialist Brokk robots, craned through a lightwell into the basement.

The main vault was secured with a 50mm welded steel box, which required specialist burning teams and ventilation equipment.

Likewise, we overcame the challenge of removing a number of heavy duty bank safes by winching through the same lightwell; requiring extensive planning.

With the project being located in such a prestigious area of London with high-end neighbouring tenants, site maintenance, working time restrictions, waste disposal and logistics had to be strictly managed and adhered to at all times.

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