

LONDON BUSINESS SCHOOL

LONDON W1

Clifford Devlin was appointed to carry out the enabling works for the £50m renovation and refurbishment of Old Marylebone Town Hall near Baker Street which will transform the Grade II listed building into modern teaching facilities.

The enabling works involved all three of Clifford Devlin's Divisions: Our demolition team were responsible for the deconstruction and removal of a 3-storey teaching block at the rear of the site which required attendance of our Asbestos Division to removed ACMs which were unexpectedly encountered during the work.

The project also included a package of structural alterations carried out by our Building Division to re-model the building. Formation of new openings, installation of structural steelwork and concrete slabs have been supplemented with blockwork/brickwork and installation of a new drainage system.

The iconic property, where Beatles Paul McCartney, Ringo Starr and Liam Gallagher were all married, is a Grade II listed building and required arrangements to be made to protect a number of heritage features.

Vintage flooring and decorative items located close to the works were encased in plywood and corrugated plastic sheeting applied to surfaces.

Lack of space and its Central London location also made this project logistically challenging. The confined site provided little or no space for storing materials or wastes requiring a just-in-time delivery schedule to be implemented throughout the project's duration.

This demanding logistics exercise was exacerbated by the fact that the site was located in one of London's busiest intersections (Marylebone Road and Gloucester Place) requiring carefully planned transport management to schedule precise vehicle movements in and out of the site..

Discipline: Demolition

Duration: 12 months

Value: £3.3m

Client: London Business School

Principal Contractor: Wates

Even by West-End standards this was a challenging demolition project. Clifford Devlin rose to the occasion by devising techniques to overcome multiple obstacles such as confined space, transport limitations, neighbouring properties and the public interface to deliver a professional enabling works package.

Matt Heshmati, Construction Manager, Wates

