

CUMBERLAND HOTEL

LONDON W1

Clifford Devlin was awarded an enabling works package to facilitate the refurbishment and redevelopment by GLH Hotels to convert the Cumberland Hotel into London's first Hard Rock Hotel. To enable the Hotel's entrance and reception to remain live throughout, the project was conducted in two stages. The Hotel Reception was segregated from the live works in the bar, restaurant and kitchens during Phase I then relocated for Phase II to allow strip-out of the desk area, offices and gymnasium.

Temporary hoardings were erected and clad in a separate acoustic screen to sound-proof the reception area during Phase I. In conjunction with the Hotel's maintenance team our specialist M&E sub-contractor identified, isolated and redirected live services from the works area.

A temporary fire system was installed throughout the project to maintain the integrity of the Hotel's fire safety protocols.

A number of asbestos-containing materials were removed under controlled conditions including insulating board, gaskets and pipe lagging.

Removal of insulation from ceiling voids was particularly problematic due to the high ceilings (5 metres) and the presence of high level retained services

which required enclosures to be installed upon bird-cage scaffolding.

The strip-out phase involved some demolition including break-out of access ramps and topping slabs. Trained operatives removed all non-structural items such as kitchen units, redundant services, partition walls, ramps, floor-coverings, ceiling and wall finishes and decorative glazing as well as the reception's water feature.

Structural steelwork exposed by the strip-out was sprayed with temporary fire protection to maintain the fire safety of the Hotel.

Operatives access and waste routes were segregated from the Hotel's live areas. Of the 2700 tonnes of wastes generated 98.3% was either recycled or sent for energy recovery with just hazardous asbestos material sent to landfill.

Discipline: Asbestos Removal / Strip-Out

Duration: 19 weeks

Value: £500k

Client: glh Hotels

Project Manager: Gardiner & Theobald

Clifford Devlin's experience and range of disciplines were key factors in their selection at the tender stage of this enabling works package. Their knowledge of the challenges of working in Central London and proposals to streamline logistics and community relations helped reduce the environmental impact of the works and contributed to a successful project.

Paul Phillips, Group Property Director, glh Hotels

