

THE ADELPHI BUILDING

LONDON WC2

Clifford Devlin was appointed to carry out the strip-out works following a competitive tender, to prepare the building for a full re-fit.

Known colloquially as the "Little Adelphi", the 13-storey commercial premises is situated on London's Embankment just a few hundred yards from its better known namesake, the Adelphi Theatre, in Covent Garden.

The original scope of works included removal of fixtures, fittings and non-structural elements.

However, considerable quantities of unexpected asbestos containing materials were encountered within the fabric of the building once the strip-out commenced.

This included pipe lagging buried within the screed, redundant pipework in window recesses and debris exposed as the column cladding was removed.

Clifford Devlin's Asbestos Division was appointed to remove significant quantities of asbestos from all the building's 11 floors over the course of 15 months.

The strip-out works were carefully scheduled around the asbestos removal to enable tight programme deadlines to be achieved. The work was carried out in two stages to enable areas of the building to remain occupied.

As well as strip-out the principal contractor, ISG plc, retained Clifford Devlin to carry out a package of building works which included formation of openings, exposure of cladding, removal of bonded screed and fireproofing.

Discipline: Strip-out/Asbestos Removal/Structural Alterations

Duration: 18 months

Value: £6.7m

Client: Blackstone Developments

Principal Contractor: ISG Plc

Clifford Devlin have managed this complex enabling works very professionally. Their experience of working in listed/heritage buildings combined with a flexible approach allowed us to meet our programme milestones and ultimately deliver this challenging property ready for the refurbishment phase.

Pat Gillam, Project Director, ISG Plc

