

THE ADELPHI BUILDING

LONDON WC2

Clifford Devlin were appointed to carry out the initial phase of strip-out by project-managers, M3, following a competitive tender, to prepare the building for a full re-fit, and were subsequently awarded asbestos remediation works and further phases of work.

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. Clifford Devlin's Asbestos Management team spent the first 3 months removing asbestos insulation from 26 columns on each of 6 floors which had been identified by an R&D survey.

However, considerable quantities of unexpected ACMs 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 asbestos pipework and debris exposed as the column cladding was removed.

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.

Phase I of the work (basement, mezzanine and floors one to six) was completed in 9 months and Phase II (floors 7 to 11) in six months. As well as strip-out the works have included structural alterations, exposure of cladding, removal of bonded screed and fireproofing.

The re-fit and refurbishment phase is being carried out by ISG plc.

Discipline: Asbestos Removal/
Strip-out
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

