

SALISBURY SQUARE

CLIENT: Simten Developments
LOCATION: Dorset Rise, London
SECTOR: Commercial
VALUE: £250,000

SCOPE

The scope includes the full strip-out of an eight-storey office building, while retaining and re-routing shared services for neighbouring businesses. Asbestos surveying and removal were carried out by Inner City Environmental.

These works will ensure the site is safe, secure, and fully prepared for the next stage of development. Given the presence of a live data facility, the project is complex and requires meticulous management. Key elements include:

- ▶ Full soft strip of the eight-storey office block
- ▶ Decommissioning and removal of plant and boiler equipment
- ▶ Removal of non-load-bearing walls back to the building frame
- ▶ Service investigations and re-routing in coordination with neighbouring occupiers
- ▶ On-site salvage and reuse of flooring to support circular economy and BREEAM targets
- ▶ Off-site reuse of materials identified in the Materials Index Report
- ▶ Monitoring and reducing carbon footprint through sustainable practices

CHALLENGES AND EXPERTISE

Operating within the densely built-up City of London, with site access restricted to a narrow lane, Downwell implemented robust waste segregation and logistics management strategies. These measures minimised disruption to the local environment and ensured the works were completed with minimal impact on surrounding businesses and public areas.

OUTCOME

The project was completed on time and within budget, successfully de-risking the follow-on works through a comprehensive package of investigative and enabling activities.

