Nido Spitalfields - Project update June 2009

Introduction

ISG is currently on site constructing a 35-storey building in the heart of the bustling Spitalfields district of London. The £118 million development will provide 1,200 student beds as well as retail units, 50,000 ft² offices, 11 residential apartments and leisure facilities. The scheme is being developed by specialist student accommodation firm, Nido Student Living.

The project

The design is a traditionally reinforced concrete frame with unitised cladding. ISG has worked with their supply chain to bring the latest concrete technology to the project. We have utilised a slip form system with a 22T jack system which provides greater vertical accuracy, pre-cast columns, roll mat reinforcement and two-storey self climbing formwork hoists.

The central slipform core was completed three months ahead of schedule. This achievement is attributed to the introduction of temporary beams to strengthen the completed sections every six floors above level 21, providing the stability to allow the process to continue to its ultimate height of 35 stories. This resulted in the central towers' stairwells and lift shafts reaching the top of the building just prior to Christmas 2008. Despite planning restrictions limiting work between the hours of 8am and 6pm, the slipform was raised on a daily basis up to 1.8 metres in height. Vertical transportation is via four hoists serving the tower, two tower cranes and beneficial use of passenger lifts. Other features of the project include circular structural support columns from the basement to the third floor, forming a spacious entrance foyer.

The office building is fully clad and roof works complete. Tenant fit out works have commenced and are due for completion in November 2009. The passenger lifts are installed and the hoists will be removed in July 2009.

Project Title
Nido Spitalfields

Client:
Blackstone

Area:
512,000 ft²

Value:
£118 million

Procurement route & form of contract:
Negotiated Design and Build with sectional completion

Programme (weeks):
148 weeks

Architect:
TP Bennett Architects

Sector:
Education - student accommodation

Group company:
ISG InteriorExterior

PROJECT DATA SHEET

ISG

Cladding is now installed to level 22 and mechanical and electrical installations are taking place up to level 31. The fit out of the rooms has commenced all the way up to level 19, with the first floor rooms in the podium due for completion in July 2009.

The residential building has been fully released for construction now that the electrity substations have been removed and piling and basement construction is underway in the west section, whilst the east section structure is approaching the third of the five floors.

The configuration of the student rooms will provide single or shared accommodation. Each room will feature a kitchen area and a bathroom pod, which are being manufactured off site and then craned into position. Residents also benefit from communal facilities including common rooms and laundry rooms. A feature of the project is a two-storey 'Sky Lounge'; a fully glazed function room at the top of the building with commanding views over London. The project is scheduled for completion by late summer 2010.

Sustainability on site

In the nine months from August 2008 to May 2009, ISG has recovered 86.1% of all waste produced on site and sent it for recycling. This is well above the UK construction industry average of 52% (www.defra.gov.uk) and also above ISG's own UK average of 79.2% (2007-2008).

Due to the project site's tight footprint the room available for segregation of waste on site is restricted. Nevertheless separate receptacles are provided for the segregation of timber and plasterboard, which are sent directly to their respective recycling facilities. A third skip is provided for the collection of mixed waste. This is transported offsite to ISG's waste contractor's Materials Recovery Facility (MRF) in East London. Here all the materials are sorted and the following waste streams recovered for recycling: metals, hardcore, concrete, assorted plastics, mixed glass, cardboard, paper, corex, carpet tiles, pallets, fluorescent light tubes and textiles.