

Project

Major office development

Location

London, UK

Commencement on site

November 2003

Completion year

Building 1: Mar 2006

Buildings 2 & 3: Sep 2007

Client

Land Securities plc

Project Partners

Architect: Allies and Morrison

Quantity Surveyor: David Langdon

Structural/Civil Engineer: Whitby Bird & Partners

Mechanical and Electrical Engineers: Foreman Roberts

Value

£10.5 million (Enabling works)

£94 million (Building 1 Shell and Core)

£104 million (Buildings 2-3 Shell and Core)

Bovis Lend Lease role

Design and Build Lump Sum

Bankside 123 is a major office development situated next to the Tate Modern on an island site. The scheme consists of three buildings, 24 retail outlets at ground floor, a health club and local community space, all surrounded by landscaped grounds.

Bankside 1

Bankside 1 provides office space from levels 1 to 12, plus additional office/ conference space located at the lower ground and basement levels. At ground floor 11 retail units and a health club at the lower ground and basement levels.

The façade is glass framed by anodised aluminium, overlaid with blue vertical shading fins. The building has two main entrances, both double storey height with access to the building atrium, which rises through the entire building with a large span glazed roof on the thirteenth floor. On the 10th floor the building sets back on the East elevation to create an internal winter garden, and external landscaped roof terrace.



Bankside 2

Bankside 2 provides office space on levels 1 to 9, 7 retail outlets at ground level, and basement parking for cars, motorcycles and cycles. The façade cladding of both Bankside 2 and 3 is mixture of terracotta panels; each angled to the façade, glazing and metalwork.

The building is arranged around a central rectangular atrium with a bridge at level 1. The entrance hall gives access to the main core containing lifts and staircases, is finished with limestone flooring, oak wall panels.

Bankside 3

Bankside 3 provides office space on levels 1 to 9, and 6 retail units at ground level. At the heart of the building is a rectangular atrium, with a bank of six lifts.

A triple height glazed wall and glazed roof to the atrium provides daylight to the open atrium bridges serving the office floor levels. The washrooms are finished in marble flooring, oak doors and panelling, stone vanity units and white porcelain with stainless steel and chrome fittings.

Highlights

- 97% waste recycled
- Project delivered on time and within client budget
- Strong community engagement

Scope of Works

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From the upper office floors of Bankside 1, 2 and 3 there are impressive views of the River Thames, St Paul's and the City of London. The office floors have a 1.5m planning grid and provide flexibility for open plan or fully partitioned offices. Externally around the buildings the landscaping is a mixture of granite and textured paving with solid stone seating and mature trees, which gives access to the retail units, health club and offices.

Construction Challenges and Innovation:

To achieve construction rates averaging 8,000 square feet per week, best practice and innovation were essential. Completion was planned from day one to produce fit to work, zero defect buildings.

The basements were constructed from the top down – with plunge steel columns in the deepest piles in London. Concrete cores were jump formed from a steel grillage at ground floor, in parallel with basement excavation. Three metre wide storey height cladding panels were installed from inside the building using a manipulator; a first for the UK, without the use of a tower crane.

Leadership in Sustainability:

Bankside 123 was the 2007 winner of the prestigious Land Securities Environmental Competition. This award was won through innovative practices spanning all areas of sustainability and has set new benchmarks for future projects. The focus was on waste management; reduction in CO₂ emissions; health and wellbeing of workers and learning and development.

Waste management

Overall waste recycled was in excess of 97%, set against the European Parliament Act targets of approximately 30%. Six categories for recycling: wood, metal, plastic, packaging, concrete and inert.

Reducing CO₂ Emissions

Working with its concrete frame contractor, the team reduced CO₂ emissions by 1500 tonnes. The cement content was reduced from 460kg/m³ to 410kg/m³, whilst meeting the specified concrete strength. The team progressed further with the help of the cement contractor, designing a mix with 400kg/m³ of cementitious material.

Health & Wellbeing

The team re-wrote the specification of contractors' welfare facilities supplied on site. High quality facilities helped encourage an improvement in site culture. Workers were offered free health checks with the resident nurse. The Bankside Bistro offered a varied low cost menu encouraging healthier eating on site.

Charity Work

The whole project team and workforce supported many local charities. At Redwood School they created a new garden, for Kidscape they renovated their offices as well as raising money for a number of other charities.

Leadership in Safety:

The CLASS (Construction Safety & Language Skills) Project improved safety on site by improving language skills for workers who did not speak English as their first language. This was run in partnership with two local colleges.

Working with UCATT the project team set up a learning centre for health and safety training together with 3R skills and IT which reached over 1500 people.

A safety inspection rota was in place during construction, giving the client, design team and the Safety Leadership Team, the opportunity to take part in a safety inspection to encourage a broader involvement in and understanding of the importance of safety on site.

Client Feedback:

Land Securities has described the integrated approach adopted on Bankside 123 as 'highly successful'. There has been praise for the open communication and excellent working relationships during the project and also for the close involvement with the local community.