

# Salisbury Square reaches ‘bottoming out’ milestone on mega basement

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Contractors have reached the lowest point of an 18m deep basement excavation for the Salisbury Square Development in the heart of London's financial district.

A bottoming-out ceremony was recently held for the Salisbury Square project, which will create an 18 courtroom legal complex as well as a new police base.

Specialist engineering firm [Keltbray](#) was appointed by main contractor [Mace](#) to deliver substructure works on the City of London Corporation backed scheme off Fleet Street.

The project has been designed by Eric Parry Architects, and Buro Happold, Aecom and Avison Young have worked as consultants on the scheme. A-squared Studio Engineers has also provided a range of geotechnical services.

Eight buildings on the site had to be taken down with works at this stage including asbestos surveys and removal; soft strip of existing fit outs; structural and party wall investigations; design and installation of various temporary works; structural demolition; ground slab break out and removal; specialist concrete cutting; and piling enabling works.

As part of the work, a cavity drainage system was also developed by CSSW London Waterproofing to overcome the complexities of waterproofing the multistorey basement.

Now a ceremony has been held to mark reaching the full depth of the excavation required on the three-storey basement. This milestone was achieved through the excavation of 62,270m<sup>3</sup> to form the basement. The project has also involved the construction of 434 secant piles and 55 contiguous piles, linked by deep capping beams.

Keltbray managing director for the built environment Michael O'Hagan said: "The effort that has gone into achieving this milestone is considerable.

"The team has overcome huge challenges and everyone involved is to be congratulated. Onwards and upwards to the next phase of the project."

Mace Construct project director for the Salisbury Square Development, Jeremy Eavis, said: "Excavating over 60,000m<sup>3</sup> to form a three-storey basement is no small feat and involved a sophisticated system of temporary works and propping over 18 months. Due for completion towards the end of 2026, it is rewarding for our team to know that what will become of this vast space will soon be used by His Majesty's Courts and Tribunal Services and the City of London Police to serve the people of our great city".

Propping equipment for the basement excavation was provided by temporary works specialist Mabey Hire. The company's major project sales manager Arran Phillippou said the project presented some "considerable challenges from a temporary works perspective".

"First, is the sheer size of the development, with the site footprint covering over 5,000m<sup>2</sup>," he explained.

"Second, is the depth of the excavation and the significant loads encountered as a result. Finally, given the city centre location, there was the added challenge of surrounding infrastructure and structures, with strict criteria and requirements to adhere to."

Super Bracing Struts ranging from 400mm to 1,000mm were used, as well as a Supershaft Plus bracing system and steel water frames.

A new 1,200mm diameter prop was designed specifically for the project.

"We also looked into utilising and remodelling our hydraulic screwed ram jacks - typically used for above-ground applications - for installation on the props, in order to deliver the high capacity required on this project," added Phillippou.

The Salisbury Square Development will also be the first in the Square Mile to use a [standalone borehole heating and cooling system](#). Around 60 boreholes that measure 240m deep have been drilled on the scheme to create a closed loop ground source heat pump system.



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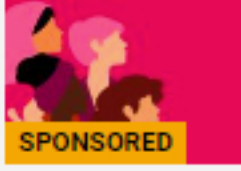


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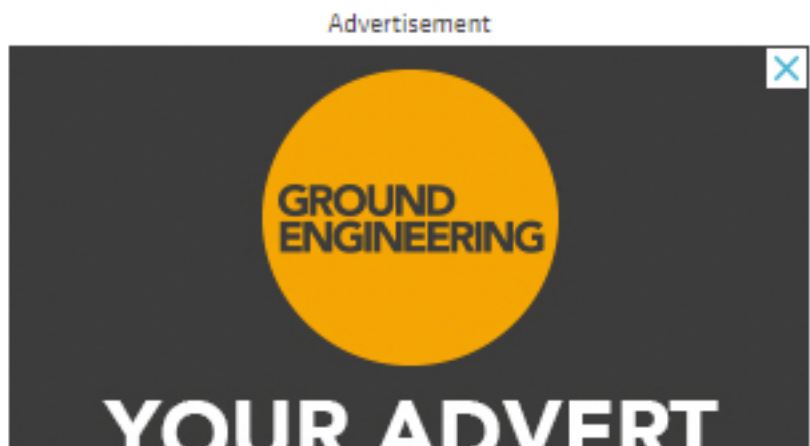
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The City of London Corporation has unveiled plans for a new court and police complex on Fleet Street.



The proposals would see construction of an eighteen courtroom facility and a new state-of-the-art headquarters for the City of London Police alongside a commercial development that will help fund the scheme.


The masterplan and design work is being undertaken by a team led by award-winning architects Eric Parry Architects.

Catherine McGuinness, Chair of the Policy and Resources Committee at the City of London Corporation said: "Maintaining London's position as a world leading centre for legal services is essential as we lay the foundations for our economic recovery.

This project aims to deliver a new civic hub that will house a state-of-the-art combined court and a new headquarters for the City of London Police in the heart of the Square Mile's legal and financial services cluster.

"It will serve to reinforce our reputation as a place to do business and ensure we are able to adapt to the changing demands placed on the justice system. It will also be transformational for the Fleet Street area, opening up new vistas and public spaces by rejuvenating a tremendously historic area."

Early public consultation on the Fleet Street scheme has now been launched with the aim to submit a planning application towards the end of this year.



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