



Newfoundland
Image Credit: Horden Cherry Lee

CANARY WHARF

Location

1 Bank Street & Newfoundland,
London

Background

With over 15 years in the gas infrastructure industry, we're proud to have built a reputation for professionalism, exceptional service and expertise. With long-standing relationships with some of the country's largest and most respected developments, we've had the opportunity to work on several extraordinary projects across the country, including a cluster of buildings in the Canary Wharf.

Calling London their home, the skyscrapers of Canary Wharf tower over the east side of the city, occupying what was once one of the busiest docks in the world. Now, in striking contrast to its working-class origins, sea-battered shipyards have been replaced by glittering skyscrapers to form the city's most prolific financial hub, and the hub keeps on growing. Its impressive credentials and prime location make Canary Wharf a magnet for new developments, which provide exciting opportunities for new projects for Squire Energy.

The brief

In 2015, Canary Wharf Contractors approached Squire Energy for the installation of new gas pipes and low-pressure connection for two developments. The first, 1 Bank Street, is a new commercial development, located on the western side of the Canary Wharf estate; 27-storeys high, it features 700,000 sq. ft. of office space, retail units and basement car parking and a uniquely

sloping shape to create an eye-catching new addition to London's skyline. Newfoundland was the second, and is a 60-story residential development nicknamed 'The Diamond Tower', owing to its transparent diagrid structure.

The project

In both projects, the client – Canary Wharf Contractors (CWC) – did the excavation work in preparation for the installation of the pipes, conveniently located in same district of Canary Wharf. As is customary with projects of this scale, the work was split into phases. For 1 Bank Street, the initial connection marked the completion of phase one in January 2016, with phase 2 of work beginning in April 2018. Work for Newfoundland completed at approximately the same time, with phase 1 started in September 2017 and phase 2 complete in April 2018.

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At CWC's request, all pipework for both projects was installed prior to any construction work to prevent unnecessary disruption, as the required route from the mains gas supply on Bank Street ran directly through the staging area of both sites. The team followed mapped-out routes which lead to what was, at the time, essentially a drained dock with a temporary retaining wall.

“Careful coordination, planning and teamwork ensured 100% compliance with rules and regulations.”

The initial phase required Squire Energy to connect to the 250mm parent main with a branch saddle connection, using 180mm PE pipe. The pipes were laid, stopping two metres shy of the proposed entrance of 1 Bank Street, terminating at a service isolation valve. A follow-up visit in April 2018 necessitated the need to employ a welding contractor to fabricate a bespoke 6in steel entry into the basement, which terminated at a 6in emergency control valve, in preparation for a 23m rotary meter to be installed. The rotary meter was installed and commissioned a week later, ready for CWC to start commissioning their installation in December 2018.

Similarly, the pipework for Newfoundland stopped two metres from the building entrance, although the pipe was a 250mm, 8-inch bespoke steel entry. In both instances, CWC followed

closely behind, laying concrete and tarmac so that access to the site could be maintained in preparation for the subsequent construction phase of building works.

The challenges

With both sites located in the heart of London's financial district, the route for the pipework had to be meticulously planned, to avoid expensive fibre optic cables snaking underneath some of the city's most important financial institutions. If the cables were inadvertently damaged during the excavation and pipe installation, there was a risk of receiving a bill charging millions of pounds a minute in lost business revenue.

In addition, despite the sites close proximity and working for the same client, the sites were under different management systems, resulting in two separate Risk Assessment and Method Statements (RAMs), two separate site contacts and two separate team inductions. This required careful coordination, planning and teamwork to ensure 100% compliance with rules and regulations. And of course, contending with British weather is a common challenge for Squire Energy, and these projects were no exception; torrential downpours meant the team had to make extra efforts to keep the joints of the pipework dry and clean.

The result

Both buildings are nearing completion, with Newfoundland and 1 Bank Street earmarked to open in 2019.

