



Heron Tower tops out

Heron International, the leading pan-European property group, and Skanska, one of the world's leading construction firms, recently held a topping out ceremony to mark the structural completion of Heron Tower, the landmark development at 110 Bishopsgate, London. Heron Tower is the tallest building in the City of London, stretching 202 metres into the skyline. The building will be finished with a 28-metre mast giving an overall height of 230 metres.

The 46-storey development, which is being constructed by Skanska and is on schedule to be completed in February 2011, will provide 40,836 sq m of commercial office space with a public restaurant and skybar on floors 38-40. Situated just 200 metres from Liverpool Street station, Heron Tower will be a world-class office building at the heart of London's financial district. The development will set the standard for offices of the future, incorporating a number of unique features, including a triple-height entrance hall with the biggest aquarium in any commercial building, ten high-speed double-decker lifts and a full-time five star concierge service.

Heron Tower also incorporates a number of environmental features and has achieved an 'Excellent' BREEAM rating. The building's entire south elevation will be veiled with photovoltaic cells to generate renewable energy and help create a solar shield. In addition, triple skin glazed facades will reduce heat gain and loss by 45% over standard glazing.

The building was designed by Kohn Pedersen Fox Associates. Speaking at the ceremony, Gerald Ronson, Chief Executive of Heron International, said:

"Today we begin the countdown to completion that is less than 50 weeks away. Whether this is by luck or judgment, I believe that Heron Tower has come to market at the right time."

"As we top out today, Heron Tower is the tallest building in the City of London — I am sure that others will grow up around it that are taller. However I am confident that this will remain the finest office development of its kind in the City of London for many years to come."

"Heron Tower is positioned at the heart of the capital city and

will undoubtedly become one of the world's finest workspaces.

"The time capsule ceremony symbolises our commitment to creating world class office space incorporating visionary design and, as always, a strong focus on detail and consideration for the environment."

The Rt Hon The Lord Mayor of London Alderman Nick Anstee, said:

"This brilliant glass and steel tower, all 46 storeys, is a great addition to the London skyline. To me this kind of building encapsulates the spirit of optimism and of business growth that I hope the next decade will bring the City and the UK."

Johan Karlström, President and CEO of Skanska, said:

"I look forward to completion in the New Year, when the Heron Tower will become London's newest and tallest landmark building in the heart of the City."

Inside the building

Internally, 42,873sqm will be made available, allowing for 4300 staff. This comprises three basement levels, three concourse levels, 36 storeys of offices, a public restaurant, bar and conference area and six levels of plant. There will be a new pedestrian piazza in Houndsditch Street and two high speed double-decker glass lifts will give dedicated access from Bishopsgate to the restaurant on the 39th floor.

Skanska is providing a 'total construction and building services solution', including mechanical, electrical, plumbing and I.T services in addition to piling, steel decking, and suspended ceilings and engineering.

Universal Builders Supply

The supply of high speed and large capacity passenger and goods hoists on the project came courtesy of Universal Builders Supply, complete with the unique UBS common tower system.

UBS supplied 4 no. 2.7 tonne 90m/mm travel speed passenger hoists serving from level 1 to level 38 at 160m high and a 4 tonne 5m x 3m passenger hoist serving ground to level 38 at 168m high. These hoists are all tied to the 5m x 5m common tower system to access the building at all floors.

In addition, a 2 tonne passenger hoist was installed on level 38 to serve to level 46, and a 2 tonne passenger hoist was also supplied to serve from Ground to level 3.

The common tower and 5 hoists were climbed every 2 floors as the floor slabs were constructed.

UBS have completed several previous projects with Skanska: 50 Queen Anne's Gate, 30 Crown Place, The Walbrook, Coventry Hospital and St Botolphs.

UBS are the leading UK Specialist in high rise hoists and access using the unique common tower system.

UBS Hoist & Access were originally part of UBS inc, from America, who developed the UBS Aluminium Common Tower to allow comprehensive hoisting facilities to be installed on new build and renovation projects with minimal interference to the construction programme. Hoists of all types can be grouped in centralised locations accessing towers up to 300m high. UBS Hoist & Access is now a UK owned company and has the largest fleet of high speed hoists in Europe.

Current projects include St Pauls Place Sheffield, Pioneer Point Ilford, Image Hemel Hempstead, Eagle House London, and 70 hoists at Stratford.

Tension Control Bolts

Tension Control Bolts were used throughout the project utilising the wealth of experience gained from many other prestigious projects like Terminal 5 at Heathrow, The Emirates Stadium for Arsenal FC.

Tension Control Bolts Ltd's expertise in providing the most efficient pre-loaded bolting system takes the Shropshire based firm around the world which has helped them establish a reputation for excellence.

Tension Control Bolts, or TCBs as they are commonly known throughout the world, provide the lowest cost method of properly installing High Strength Friction Grip / Pre-loaded bolts. TCB's are replacing conventional high strength bolts and swaged collar rivets simply because they are quick and easy to install using lightweight electric shear wrenches. Guaranteed tension together with visual inspection removes the likelihood of operator error and ensures engineers that connections are tightened in accordance with specifications.

Find out more at www.tcbolts.com

Scheuten Solar

Dutch company Scheuten Solar provided 4,000 m² of photovoltaic modules on Heron tower, working with cladding contractor Scheldebouw. A two month installation period followed a year of planning and bespoke design. The power generated by Scheuten's BIPV installations will be enough to meet 2.5% of the building's electricity demand, reducing its carbon emissions by 850,000kg a year. Scheuten's installations will both reduce solar gain to the interiors of the building and generate an estimated 92,000kWh of electricity a year.

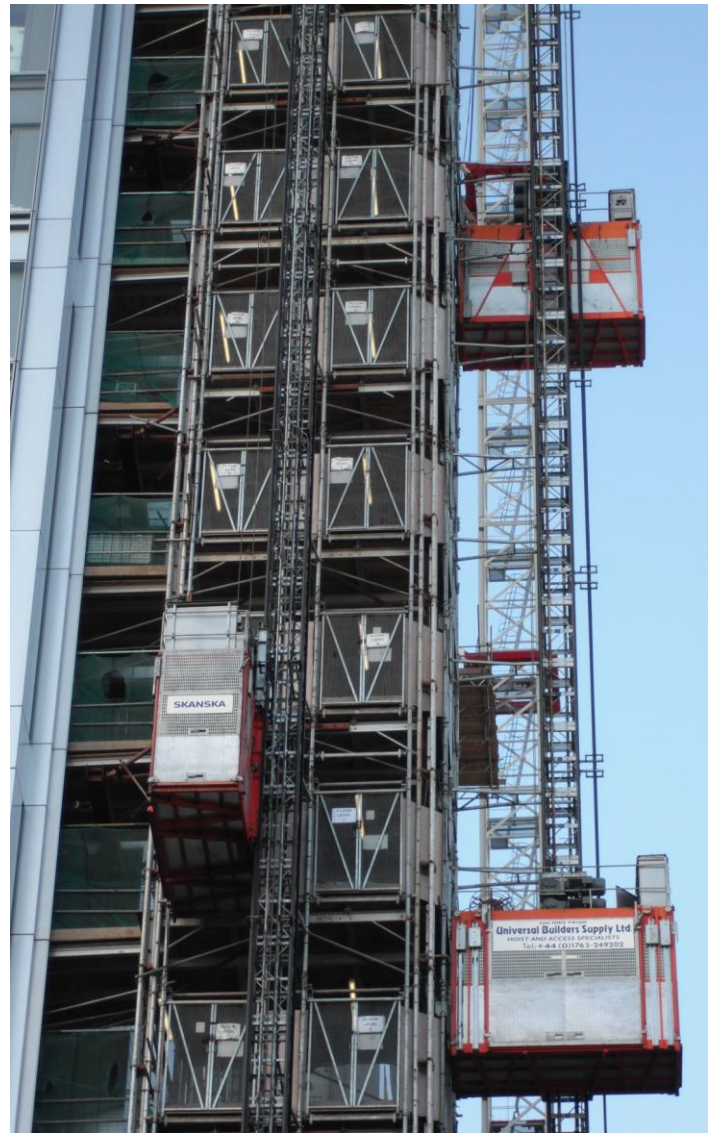
Scheuten offers worldwide experience in glass and solar technology, and the company's involvement in Heron Tower continued a history of working on prestigious projects around the world, a few of which are Berlin central station, Sant Celoni Shopping Center in Barcelona, Lycée Agricole du Subdray in France and a range of solar power parks across Europe.

The product portfolio of Scheuten Solar includes the Multisol® modules, which are high performance, lightweight standard PV modules with a sturdy design, and the Optisol® BIPV solar modules, which combine high tech solar power with an aesthetically attractive appearance. Scheuten Solar is active in all stages of the added-value chain for PV module manufacture to guarantee end-to-end manufacturing quality.

The company is based in Venlo in the Netherlands and has outposts across the globe. In a burgeoning solar market, Scheuten is set to go from strength to strength.

Fairview Lifting Gear

Fairview Lifting Gear Services Ltd are a London-based company



who had a permanent team on site undertaking the supply, installation, testing and daily management of all monorail systems, load/launch platforms and bespoke lifting rigs. The building's nature meant that modular runways were required, something Fairview Lifting Gear Services are widely known to specialize in. The whole monorail track layout needed to be redesigned as lifting operations moved up the levels as the building does not feature a uniform structure from floor to floor.

The runway systems were an important tool to assist in the cladding installations, as were the company's numerous detailed drawings and calculations, which were always provided for the client as part of the conscientious planning and operational process and Fairview Lifting Gear Services were also proud to earn Skanska's health and safety award twice in recognition of its excellent working practices on the Heron Tower site.

As Fairviews Keith Livermore explains, "Part of our success is the fact that in addition to our extensive hire fleet of lifting and safety equipment, a large part of our business is unique in that we are able to design and install a wide range of bespoke systems using the latest computer design tools; this gives us an advantage over our competitors and technical peace of mind to our clients.

"This is one of the many reasons why we have been successful in securing tall build contracts such as Heron Tower".

"Around 30% of our systems are custom-built and usually the simplest designs are the best, but anything is possible, as you see in our work at Heron Tower".

For more information on Fairview's award-winning services, visit www.fairviewliftinggear.com