



**DOWNWELL GROUP**

*Enabling Solutions*

# Project **Portfolio**

Demolition and Enabling Solutions **for the Construction Industry**



## Demolition and Enabling Solutions **for the Construction Industry**

V1/JUNE 2017

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## Introduction

The Downwell Group comprises of three individual companies which are **Downwell Demolition, Inner City Environmental and Inner City Scaffolding.**

We can provide independent or complete enabling solutions to the Construction Industry dependant on our clients needs.

Our clients include: **Main Contractors, Cost and Project Management Practices, Architects, Structural Engineers, Civil Engineers, Property Developers and Local Government.**

We work predominantly in London and The South East. Our work includes:

- **Land remediation**
- **Site clearance**
- **Asbestos surveying and removal**
- **Scaffolding including commercial and domestic**
- **Complete or part demolition of small to large scale buildings and structures**
- **Deconstruction of pre-fabricated structures**
- **Opening up works**
- **Soft strip out works**
- **Temporary works including façade retention**
- **Service diversions**

## Industry Accreditations

Downwell hold the following industry accreditations:

**NFDC**  
**Constructionline**  
**Chas**  
**FORS Silver**  
**Clocs**  
**SMAS Worksafe Contractor**  
**ISO 9001**  
**ISO 14001**

## Health and Safety

Health and Safety is always our main priority and as an NFDC accredited Contractor Downwell our sites are audited regularly by the NFDC for Health and Safety and the training of our workforce.

Downwell have a full time Health and Safety officer as well as external advisors. We carry out internal site inspections with all our projects on a regular basis.

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## Areas of expertise

The Downwell Group specialise in working in inner city environments where access and working space is limited. Our expertise covers a wide range of small to large scale buildings and structures which include:

- **Tower blocks**
- **Factories**
- **Industrial estates**
- **Ministry of defence buildings**
- **Railway bridges**
- **Schools and colleges**
- **Residential care homes**
- **Community centres**
- **Residential properties**

## Demolition methods

We employ a variety of methods to suit the project environment. Our extensive range of specialist plant and attachments combined with our experience enables us to provide the most cost effective solution for our clients needs.

Our experienced management team are happy to give advice on methods and budget costings at pre-tender stage.

## Training

All our workforce are trained to the highest industry standards and as an NFDC accredited contractor we are required to conform to their guidelines. This involves all our workforce achieving NVQ's as a minimum towards industry demolition qualifications.

Every member of our workforce has an individual training record. We have a training matrix which highlights when retraining is required. For each project we carry out a training needs analysis and if additional training is required this is arranged for the appointed project workforce.

## Community liaison

With all demolition projects Downwell appoint a community liaison officer to make contact and engage with the people who live and work on our projects doorsteps. This is very important as it helps to establish very strong communication links which go toward helping a project run smoothly.

Generally we find that by doing this the community take ownership of a project and often become another set of eyes and ears when it comes to site security.

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## Environmental policy statement

As a specialist demolition and dismantling company we are committed to conducting our business in a manner that protects the quality of the environment, protects the health and safety of our employees and the public, and fully meets the needs of our customers.

We continually endeavour to improve our environmental performance and minimise our environmental impact. We will accomplish this by:

- Complying with all applicable statutory, local environmental and health and safety at work laws and regulations:
- Using natural resources wisely coupled with monitoring of energy use to improve efficiency whenever possible:
- Using and improving operations and technology to reduce waste and prevent pollution at all levels including nuisance, noise and dust emissions:
- Continuously improving our environmental management systems and performance:
- Fully communicating our environmental policy to our employees and any other interested parties:

- Providing full training, instruction and supervision for all our staff, together with adequate instructions and supervision of any sub-contractors working under our direction.



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## Carlton House, Putney

**Client:** Ardmore  
**Value:** £547,000  
**Duration:** 14 Weeks

**Group Services - Asbestos Removal, Scaffolding, Strip Out, Demolition and Crushing**

Downwell were appointed to carry out the demolition of a six storey office block located in a busy area of Putney. Because of the location of the building the demolition was carried out using the 'Top Down' Method. This involves using a crane to lift small excavators onto the roof and remove floor by floor. The main lift shaft was used as a waste chute to remove demolition debris.

### Community Liaison

A large number of residential and business properties were situated very close to this building. Therefore it was essential that we established good communication links with the local community.

We invited all stakeholders to an initial meeting where the project details and measures to avoid disruption were addressed and point of contacts identified.





## Baitul Futuh Mosque, Morden

**Client:** Admodiyya Muslim Association UK  
**Value:** £250,000  
**Duration:** 20 Weeks

**Group Services - Asbestos Removal, Scaffolding, Demolition and Crushing**

The Mosque which is the largest in Europe had severe fire damage to the back part of the Mosque and therefore had to be demolished.

Downwell were contracted to carry out asbestos removal and full demolition of the damaged buildings. The asbestos was largely in smoke only damaged areas so the asbestos was able to be removed under normal procedures. The middle section of the building only contained minimal asbestos and therefore because of the severe damage a watching brief was put into place during the demolition. Samples were taken at various times and tested.

The right hand section of the building was close to a main railway line and therefore our temporary works protection and health and safety plan had to be approved by Network Rail.



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## Queen Elizabeth Hospital, Hackney

**Client:** Rydon  
**Value:** £1.3 Million  
**Duration:** 36 Weeks

**Group Services - Asbestos Removal, Scaffolding, Enabling Works, Demolition and Crushing**

Downwell were awarded the role of principal contractor for the asbestos removal and demolition phase of the Queen Elizabeth Hospital project.

The project comprised of asbestos removal, soft strip, an extensive façade retention scheme and demolition works.

All the asbestos was removed by Inner City Environmental. The soft strip works was then carried out and all resultant materials stripped and segregated into their different waste streams.

The demolition was completed by using a mix of high reach and conventional excavators which were operated strictly adhering to the NFDC's high reach guidance notes.

The main façade was retained and use in the redevelopment.



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## Allen Court, Ealing

**Client:** Linden Homes  
**Value:** £799,000  
**Duration:** 36 Weeks

**Group Services - Asbestos Removal, Scaffolding, Strip Out, Demolition and Crushing**

Allen Court was built using the LPS system which meant that the building had to be demolished using a deconstruction method. This involved removing the panels in the reverse order to how it was initially constructed.

Downwell were awarded the contract which involved asbestos removal, soft strip and full demolition including removing the foundations and crushing on site.

The external and internal walls had to be propped on each floor to ensure the building remained stable. The building was fully scaffolded to give support and protection. A crawler crane was used to lift the panels to the ground.

The resultant crushed materials was left on site for the main contractor.

**The Downwell Group were nominated for the World Demolition Awards for this project.**



## Middlesex Street, Phase 1

**Client:** Tolent Construction  
**Value:** £500,000  
**Duration:** 16 Weeks

**Group Services - Environmental cleaning, Scaffolding, Demolition and Crushing**

Downwell were appointed to demolish Cromlech House and United Standards House. On taking possession most of the asbestos containing materials had been removed and the soft strip had already been carried out by another contractor. Inner City Environmental carried out the removal of any remaining asbestos containing bitumen and areas of pigeon waste as the building had been derelict for some time.

The building was located in the City but had a large enough area around it to carry out the demolition using a mix of high reach and standard excavators.

Scaffolding protection was used to protect pedestrians on two sides of the building.

Dust suppression was used to control dust.

**The second phase which starts in June 2017 will require the demolition of a second building using the 'Top Down Method'.**





## Broad St, Underbridge

**Client:** Osborne  
**Value:** £90,000  
**Duration:** 2 days

### Group Services - Enabling Works and Demolition

We were appointed by Osborne to carry out the demolition of a Victorian bridge over the Christmas period.

A team of 6 operatives attended site 1 week before the scheduled main works to complete some enabling works. The coping stones and parapet walls had to be dismantled by hand to provide enough room for the demolition plant to reach the bridge without damaging the diverted services.

On Christmas Eve night the main demolition works began with 2 excavators digging back the soil either side of the abutments of the bridge. The soil was removed down to a predefined level and battered back which provided a safe excavation. The soil was transported via dump truck to an on site location where it could be reused once the new bridge had been installed.

Establishing substantial exclusion zones around the works was very important to ensure that the workers on site were protected.

The demolition of the bridge was completed by 2 demolition

excavators with hydraulic breakers. One was positioned on each side of the bridge at ground level. Working across the span of the bridge the brickwork was broken into small sections. The brickwork was allowed to fall to the ground below which was protected with layers of plywood boarding.

During the enabling works prior to the demolition, a line was saw cut into the brick work at a level which would enable the new pre-fabricated bridge to be manoeuvred by means of SPMT (Self Propelled Modular Transport) on to the prepared area at the precise level required.

The bridge was demolished mechanically down to 500 mm of the cut line. This was to ensure that the sections of brickwork breaking off did not go down below the required final level.

The arisings, once the bridge had been demolished were transported to the designated stockpile area using dump trucks. The arisings were kept at this location until after the possession had been completed.

The remaining 500 mm of bridge above the cut line was broken out by operatives using hand held breakers working from towers and MEWPs. This helped to ensure that the required cut line was accurate.

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## Broad St, Underbridge (Continued)

At the end of our second shift, after we had cleared all arisings from below the redundant bridge, the new bridge was driven in to place by SPMT which fitted exactly in to the correct position.

We received great praise for our works during the project from both Osborne and Mark Carne CEO of Network Rail through email and social media.





## Howe Barracks

**Client:** Taylor Wimpey  
**Value:** £750,000  
**Duration:** 24 Weeks

**Group Services - Asbestos Surveying, Asbestos Removal, Scaffolding, Strip Out, Demolition and Crushing**

**This project is currently underway (June 2017)**

Howe Barracks is a former ministry of defence army barracks located in Canterbury until it was closed in 2015. The site is being redeveloped by Taylor Wimpey into residential and covers 26.87 hectares (66.39 acres) which will include 26% of which will be affordable housing.

The site has a large mix of different building types and the Downwell Group have been appointed to carry out the Asbestos Removal, Strip Out and Demolition of all the buildings on the site.

Materials are being crushed on site and stockpiled on one area for use with the Construction Phase.

### Community Liaison

Downwell are working with the local School on a Painting and Drawing competition which is highlighting the dangers of a demolition site to both parents and students.



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## A21 Road Widening

**Client:** Balfour Beatty  
**Value:** £1.5 Million  
**Duration:** 21 Days

### Group Services - Land Remediation

As part of the ongoing A21 Tonbridge to Pembury dualling works project, Downwell were appointed by Balfour Beatty in 2015 to remove hundreds of tonnes of asbestos contaminated soil.

Our challenge was to implement a strategy to compliantly remediate a huge asbestos contaminated area in a very short time to maintain the momentum of the project completion programme.

In June 2017, due to the success of the last phase of asbestos contaminated soil remediation in 2015 Downwell were once again appointed Balfour Beatty's preferred service provider in the remediation of yet another vast area of identified asbestos contaminated soil.

Under the same time restraints for the remediation as previously completed, Downwell supported by their trusted asbestos remediation partners, Inner City Environmental delivered the full remediation of over 6,500 tonnes of soils again under controlled conditions due to the complexity of the hazardous nature of the contamination within the soil.





## Marsh Farm Estate

**Client:** Keepmoat  
**Value:** £550,000  
**Duration:** 30 Weeks

**Group Services - Asbestos Surveying, Asbestos Removal, Strip Out, Scaffolding, Demolition and Crushing**

Marsh Farm is a Housing Estate in Luton built in the 1960's which achieved notoriety in 1995 when social problems escalated into three days of rioting.

Keepmoat have been awarded the regeneration project which will see the estate changing drastically over the next three years.

The Downwell Group have been appointed to carry out the phase 1 demolition of the project. In conjunction with our group company Inner City Environmental we have carried out the demolition asbestos surveys and have begun the removal, environmental cleaning and full strip out of the buildings.

Inner City Scaffolding will be providing the scaffolding for the main demolition phase which will be carried out using our standard height and high reach plant.



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## Manor Works

**Client:** Durkan  
**Value:** £915,000  
**Duration:** 25 Weeks

**Group Services - Fly Tipping Removal, Asbestos Removal, Scaffolding, Strip Out, Demolition and Crushing**

Downwell were appointed to carry out the demolition to a disused recycling facility in Camberwell. The site was divided in two by a railway line running on a viaduct. It consisted of various buildings on each side of the railway. It also included 17 arches that had been used as workshops.

The site had been extensively fly tipped and therefore before any work could take place the waste materials had to be cleared. Scaffolding was erected to protect the railway line where some of the buildings were close to the viaduct.

Our contract included removing significant amounts of asbestos and included in the main asbestos package were 2 redundant swimming pools. These had been demolished previously and the pools and pump houses backfilled with imported materials and demolition arisings. Pre-tender investigations and window sampling showed these pools to be littered with chrysotile cement sheeting.

The demolition was carried out and then the foundations were removed to a 3m depth. We came across various below the ground fuel tanks which had to be purged.

On site crushing was carried out using our own plant.



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## Long John Hill Bridge, Norwich

**Client:** Volker Fitzpatrick  
**Value:** £52,000  
**Duration:** 2 Days

### Group Services - Demolition and Enabling

A railway bridge in Norwich had become unstable and heavily propped to enable trains to continue running. The Downwell Group were awarded the enabling and demolition contract.

A new replacement bridge was built and plans were made to demolish the old bridge and wheel the new bridge into position.

We protected the road surfaces on both sides of the bridge. The overhead power cables were isolated and removed from above the bridge. The side props were removed with the central ones being left in place to be removed from the rubble at demolition stage.

The ballast was dug and removed from the top of the bridge by two 8 tonne excavators.

The main demolition was carried out using two 20 tonne excavators.

Once the demolition had taken place the new bridge was manoeuvred into place. The previously excavated materials were then backfilled and compacted using remote controlled compactors.



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## Times House, Wapping

**Client:** St George  
**Value:** £1.1 million  
**Duration:** 30 Weeks

### Group Services - Scaffolding, Partial Demolition and Enabling Works

The entire external facade of the building was encapsulated by Inner City Scaffolding with Monoflex. A pedestrian tunnel was erected along the length of the building on Pennington St.

An extensive temporary works scheme had to be installed to safely allow the sections of the building to be removed.

The entire 5th floor had to be demolished. This involved small items of plant being lifted into the building via a mobile crane. The elements of the structure on the 5th floor were removed using hot works and hydraulic shears. The rear stair core was removed from the 5th floor down to the lower ground floor.

A large section of the building was removed using one of our High Reach Excavators whilst sitting on a protection mat that was made out of compacted aggregate. This was done to protect the cobbled street.

The façades of the building were removed on the Pennington St, Artichoke Hill & The Highway elevations.

The upper ground floor slab was removed using a standard height demolition excavator with hydraulic muncher.





## Sherwood Close Estate

**Client:** Lovell  
**Value:** £220,000  
**Duration:** 20 Weeks

### Group Services - Asbestos Removal, Strip Out, Demolition and Crushing

Part of a major regeneration scheme the Downwell Group were appointed to carry out the removal of all asbestos containing materials. This included a large amount of textured coatings which had to be scraped from the walls and ceilings.

We then carried out a soft strip and separated the materials for recycling before the main demolition.

The main demolition was carried out using our high reach demolition specification excavators to reduce the buildings to a level where we could use smaller machines.

Waste materials were sorted on-site for recycling.

The slabs and foundations were removed. All of the masonry and concrete arisings accumulated from the demolition were crushed to a certified 6F2 recycled aggregate. This material was left on site to be used during the construction phase.

**Following the completion of the successful project we received the “Lovell Subcontractor of the Month Award” for an “Outstanding Performance”**



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## Contact Details

**For more information on our Demolition, Enabling,  
Scaffolding and Environmental Services contact:**

**Downwell Group Head Office:**

Newcastle House  
Oliver Close  
West Thurrock  
Essex RM20 3EE

Telephone: 01708 932 300  
[info@downwell.co.uk](mailto:info@downwell.co.uk)  
[www.downwell.co.uk](http://www.downwell.co.uk)



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