

# BIRDBROOK CLOSE

## DAGENHAM

Clifford Devlin was appointed by the Council to demolish 7 low rise residential properties in Dagenham. The structures were 3 or 4 storey blocks with concrete floors, masonry walls and a mixture of pitched and flat roofs.

Due to the proximity of the Leys Primary School we placed restrictions on traffic movements to avoid school runs and successfully applied to develop a temporary access 'road' from Birdbrook Close direct to the main road (A1112) enabling us to divert most lorry movements away from Leys Ave and Wellington Drive.

The entire site was enclosed using 2.4m high plywood hoarding which was painted according to the client specification. Clifford Devlin managed all works on-site including the disconnection of services to the buildings.

Controlled methods were used to remove extensive Notifiable asbestos material such as AIB panels and flue pipes found in risers, electric cupboards and soffits as well as floor tiles, textured coatings and bitumen. To reduce programme soft-stripping activity was carefully planned around the asbestos removal.

Following this, excavators fitted with breaker, bucket and pulveriser attachments were used to break-up the various ground slabs, hardstandings and foundations. The site was then graded and levelled in accordance with the specification.

We engaged extensively with the local community before and during the project. Our management team attended a Tennant Liaison Meeting at the Teresa Greene Community Centre to explain how the demolition would be undertaken and what measures we were putting in place to ensure their safety and minimise disruption. A number of newsletters were prepared and distributed to local residents.

Over 95% of the 6850 tonnes of wastes were recovered and either re-used or recycled.

**Discipline:** Asbestos Removal/  
Demolition

**Duration:** 9 months

**Completed:** Sep 2013

**Value:** £526k

**Client:** London Borough of Barking &  
Dagenham

*Clifford Devlin's communications strategy on this project was particularly impressive. They used a number of techniques to engage with the local community to update them on progress, answer questions and manage expectations which helped mitigate any disruption and minimise their concerns.*

Project Manager, London Borough of Barking & Dagenham

