

WEBBER STREET

LONDON SE1

Clifford Devlin won a competitive tender to undertake demolition of three-storey and four-storey buildings in Southwark including the ground floor slabs, a part basement and foundations to a depth of two metres.

The enabling works were part of the redevelopment of redundant warehouses (formerly used by Colorama for the distribution of photographs) to create a mixed-use scheme incorporating 39 flats and 2200 sqm of flexible commercial floorspace in the Blackfriars Opportunity Area.

We employed traffic marshalls to safely guide vehicles in/out of the site entrance in Webber Street.

Both buildings were fully scaffolded including a cantilevered section over a low-level roof of an adjacent structure on Rushworth Street. Soft strip included removal of internal walls, doors, finishes, fittings and redundant and disconnected services.

Structural demolition was undertaken progressively on a bay-by-bay, floor-by-floor basis using mini-excavators. Dust emissions were suppressed by the scaffolding coverings and use of Dust Boss water spray during structural demolition and loading operations.

The works were carried out adjacent to a UKPN substation which needed to remain live and operational throughout. We therefore installed bridged scaffold over the roof of the sub-station to protect it during demolition of high-level structures and the boundary wall adjacent was deconstructed with additional care using manual techniques.

Temporary weather protection was installed to the exposed face of the sub-station and dressing down of the lead flashing at the top.

Wastes were segregated into discrete material streams on-site and removed to local facilities for recycling. Over three thousand tonnes of hardcore arisings were crushed on-site then laid and compacted to create a 600mm piling mat for the build phase.

Discipline: Demolition

Duration: 20 weeks

Value: £530k

Client: Colorama House Limited

Principal Contractor:
HG Construction

The intermittent nature of this project made it very frustrating and tricky for all concerned. Clifford Devlin navigated the challenges with minimum fuss and we were very impressed with their professionalism - especially their ability to seamlessly re-mobilise after various enforced stoppages.

Shaun Atkinson, Project Manager, HG Construction

