

# WELLINGTON DRIVE

## DAGENHAM

Following a competitive tendering process Clifford Devlin were appointed by the Borough to carry out the demolition of nine blocks of medium-rise flats (61-211 Wellington Drive) in Dagenham as part of phase 2 of the Council's Leys Estate Development programme.

Upon receipt of vacant possession the site was enclosed in hoardings and access gates installed. A demolition survey identified extensive asbestos containing materials (ACMs) located in floor tiles and insulating board throughout the properties which were removed under fully-controlled conditions by our Asbestos Division.

Following disconnection of services to the buildings structural demolition commenced using mini-excavators on a block-by-block basis. This included removal of ground floor slabs, foundations and hardstandings.

We facilitated excavation to a depth of two metres to allow the Museum of London Archaeology (MOLA) to undertake an archaeological survey. During the groundworks some unexpected ACMs were found which we were able to remediate using in-situ (pick/sort) and ex-situ techniques.

The site was located adjacent to occupied residential properties and a primary school. Additional safety precautions were implemented throughout the project which included limiting vehicle movements to avoid the 'school run' and use of traffic marshals.

Pollution control measures were also employed to minimise emissions of noise and dust. The 40,000 tonnes of waste generated were segregated on-site and removed to local recycling centres. Over 96% of the wastes were recycled.

**Discipline:** Asbestos Removal/  
Demolition  
**Duration:** 11 months  
**Completed:** Oct 2015  
**Value:** £582k  
**Client:** London Borough of Barking &  
Dagenham

*Our client sponsor needed close co-ordination with the nearby school and local residents as there were concerns over site security and how the contractor would ensure that local youths would not force access during the evening. Safety and security were therefore key considerations in this project, Clifford Devlin listened and did not let us down. The project was managed in a very professional manner and their ability to negotiate a number of unexpected challenges and levels of customer focus were impressive throughout.*

**Robert Smith**, Delivery Manager Built Environment and Civil Engineering, London Borough of Barking & Dagenham

