

ROYAL VETERINARY COLLEGE

HATFIELD, HERTS

Clifford Devlin won a competitive tender to demolish the Phase 1 area of the main clinical block at the Hawkshead Campus of the Royal Veterinary College. The single and double-storey structure built in the 1950s is being demolished in two phases; the works were being undertaken on a live academic site which remained fully operational. Occupants and activities were relocated to other parts of the campus for the duration of the project.

Extensive measures were employed to reduce emissions of noise, vibration and dust, minimise disruption and enable the campus' activities including lectures and examinations to continue undisturbed.

Prior to commencement all internal access routes were sealed and heras fencing erected to segregate the works area from occupants and visitors to the College. A team from our Asbestos Division decontaminated the building removing asbestos containing materials from suspended ceilings, pipe lagging, cement panelling and external fascias using fully-controlled (licenced) and semi-controlled conditions.

The strip-out phase which removed partition walls, plasterboard and M&E plant from the building was carefully sequenced to be undertaken concurrently with the asbestos removal to reduce programme.

Structural demolition was carried out progressively using a 35-tonne excavator fitted with rotating grapple

attachment and completed with manual deconstruction techniques at the boundary with the live section of the building. Weatherproofing coverings were attached to its exposed elevation. During excavation asbestos lagging and debris were found in underground ducts. A scaffold frame was constructed to create an enclosure for its safe removal.

Concurrent with these works we were retained by the College to carry out demolition of the Mill Reef lecture theatre which was located adjacent to a live diagnostic laboratory and occupied offices. Noise reduction techniques were employed with the pre-cast concrete seating base isolated from its steel frame using saw cutting methods and deconstructed by Brokk remote electro-hydraulic plant.

Non-contaminated demolition wastes were segregated into individual material streams on-site and removed to local facilities for recycling. Air, noise and vibration monitoring were carried out to ensure emissions did not exceed agreed limits.

We have all been very impressed with the team from Clifford Devlin. From the first meeting they inspired confidence that they understood the task and the sensitivity of working on a live university campus. Their willingness to engage with the project management team and adapt their approach to minimise disruption to campus activities as well as the behaviour and housekeeping of their site team were key factors in the successful delivery of a challenging project.

Philip Bowyer, Building Surveyor, Royal Veterinary College

Discipline: Asbestos Removal, Demolition

Duration: 20 weeks

Value: £400k

Client: Royal Veterinary College

