

# JOHN GUEST HOUSE

## WEST DRAYTON, MIDDLESEX

Clifford Devlin was appointed to demolish seven single or two-storey industrial buildings on a confined site adjacent to the Grand Union Canal and a railway line in West Drayton. Our accreditation to the Railway Industry Supplier Qualification Scheme (RISQS) to work in trackside locations was key to winning the contract.

After securing the site boundary with mesh panel fencing along the canal elevation a team from our Asbestos Division commenced work removing corrugated asbestos cement sheets from the buildings' roofs.

Since the roof sheets provided some stability to the structures temporary works were installed to stabilise the buildings during the removal works. Operatives gained access to the roofs via MEWPs and work was carried out under semi-controlled conditions.

Following the asbestos removal and soft stripping of the buildings structural demolition was carried out using a combination of hand and machine methods.

Due to the proximity of several of the buildings to the railway line, much of the work was carried out under night-time and weekend T3 possessions arranged with Network Rail. Our methodology was also documented and submitted in advance to the British Waterways Board for approval.

Timber structures and buildings immediately adjacent to the railway were deconstructed by hand while excavators were used to demolish remaining items and remove the ground slab.

The site was levelled using demolition arisings. A bund was formed to protect the railway and backfilled with 10mm shingle.

**Discipline:** Asbestos Removal, Demolition

**Duration:** 5 months

**Value:** £314k

**Cost Consultant:** Kempton Carr Croft

**Client:** John Guest Limited

*We welcomed Clifford Devlin's flexibility in accommodating a series of variations to the scope during this challenging project. They managed the project very professionally and efficiently with no incidents or delays to programme.*

**David Jones**, Building Surveyor, Kempton Carr Croft

