

KENTISH TOWN SPORTS CENTRE

LONDON NW5

The project involved the refurbishment and restoration of St Pancras Public Baths, a Victorian grade II listed building to create a modern sports facility while preserving its heritage features.

Clifford Devlin were commissioned to carry out the strip-out and demolition of old boiler house and the core structure of the northern part of the existing building, to allow the later construction of a new framed structure. Temporary works were installed to party walls and the stepped gable for the duration of the project.

Structural demolition was carried out using a combination of hand and machine demolition techniques (360 degree excavators fitted with breaker attachments), working in a stepped formation, leaving the structure self supporting at all times.

Substantial temporary works were installed to support the roof and retaining walls throughout the demolition works in phase two which involved a number of structural alterations to the retained structure.

Sustainability was a key element to this project which had to achieve a BREEAM 'very good' rating - a major accomplishment for a building of its age and heritage. Working closely with Wates, we were able to help contribute 8 of the 55 credits required by setting targets and calculating our CO2 emissions, segregating and recycling the different waste streams and controlling pollution.

Discipline: Demolition

Duration: 5 months

Value: £1.2 m

Architect: Limbrick Limited

Principal Contractor: Wates

Client: London Borough of Camden

The empirical data contained in the Clifford Devlin's close-out report for this project not only allowed us to demonstrate compliance with Site Waste Management Plan Regulations and BREAM but the photographic evidence of the various stages of the demolition provide an essential body of reference material that we can forward to developers and local authorities and applied to future projects.

Matt Heshmati, Project Manager, Wates Construction

