



Summerstown, London

OVERVIEW: The works comprised of the demolition of a light industrial building along with the removal of slab, foundation, hardstanding and asbestos. The site was located to the west of Summerstown and to the east of the former Wimbledon Football Club stadium.

CHALLENGE: The site would be part of a redevelopment situated within a mix of both residential and business areas. Care would need to be taken with the environment to ensure both dust and vibration were kept to minimum.

Consideration would also have to be given to a nearby footpath and busy road. As non-licensed asbestos was within the building, then this would have to be removed under previously agreed controlled conditions. A live gas supply would have to be identified and protected throughout the project so works could safely proceed around it. An infestation of Japanese knotweed on site would also need managing by working with the client.

SOLUTION: A CAT scan was undertaken to identify any live services within the site, a soft strip drop-zone was then created using Heras fencing with signage attached. Once this was completed then the soft strip of the building could commence. Trained operatives removed items such as furniture, non-structural fixtures and fittings. All the waste items recovered from the soft strip were segregated and then removed from site.

To remove the non-licensed asbestos roofing sheets from the building, access towers were used inside the building with MEWPs outside - each with a team of highly qualified operatives.



Once the soft strip and asbestos removal had been completed to the satisfaction of the site supervisor then the mechanical demolition of the structures could begin.

The methodology stated that demolition started on the section of building nearest the site entrance and to work its way to the rear of the site. To undertake this phase of the project, Lawson Group used one of its own 360 excavators with a demolition attachment. Following the deconstruction of the brick-built buildings, work started on removing the floor slab and foundation. When stockpiles of concrete and brick had been generated, a second excavator with breaker attachment proceeded to break up the concrete into pieces of no bigger than 500cm². A mobile crusher was positioned next to the stockpile of material on firm level ground. These concrete pieces were then passed through a mobile crusher that was operated in accordance with the safe operating procedure from the NFDC.



Throughout the entire mechanical demolition phase, Lawson Group used a dust suppression system to protect the environment. This was crucial as the site was surrounded by residential dwellings, businesses and a busy public footpath. A watching brief for the Japanese knotweed was implemented and Lawson Group worked with the client to ensure it was contained. To ensure vibrations emitting from the site were within agreed levels as stipulated by the client, a vibration monitor was set up on site and monitored throughout the project.

RESULT: All loose fixtures and fittings were removed and segregated for recycling or disposal. The foundations and ground floor slab were excavated and arisings were processed to the client's requirements.

The works were successfully completed within budget and the site was handed back to the client on time and ready for the next stage of the development.



To find out more on how Lawson Group can help with your next demolition or asbestos removal project, call 01793 782000, email enquiries@lawsongroup.co.uk or visit www.lawsongroup.co.uk