



CASE STUDY

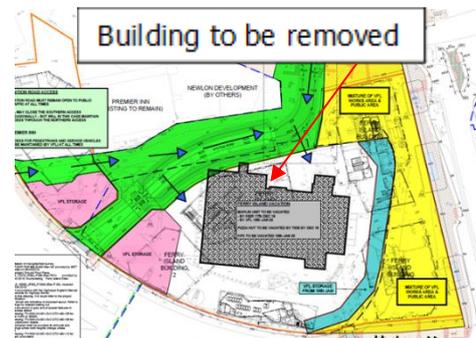
Works: Soft Stripping and Demolition

Sector: Retail

Ferry Island, Tottenham Hale

OVERVIEW: The site was previously used as an office and retail unit by Maplin. This was attached to a Pizza Hut restaurant and KFC food outlet, all in a very busy part of Tottenham Hale.

CHALLENGE: Ferry Island was bounded by The Hale/Ferry Lane (A503) to the south and west, the North Island plot to the west and north, Hale Road to the north and Tottenham Hale bus and train station to the east. Tottenham Hale Retail Park was located approximately 40m south of the site boundary. The building was constructed of a steel portal frame with insulated clad panels and it was divided up into the three units via block internal walls. To the rear of the units was an enclosed substation.



SOLUTION: All three of the units were soft stripped before any demolition could take place. This meant starting with a CAT scan of all the potential live services coming into the building. Loose contents from within the structure including furniture, appliances, loose waste etc. were removed by hand in a controlled manner and arising's managed in accordance with the Site Waste Management Plan. Door frames, panels and skirting boards were removed by using bars and sledgehammers - all nails and fixings were removed from the walls. Soft strip materials were segregated at site level, there were separate waste bins for general waste such as insulation material, plastics, metal, clean and dirty wood. An excavator with a re-handle grab attachment loaded the soft stripped material into the appropriate forty-yard waste bins and were removed from site in accordance with the Site Waste Management Plan.



All fencing carried signage warning of the dangers that would affect others if entering the demolition zone during structural mechanical demolition. A 360° demolition excavator with grab attachment was positioned at the rear of each structure and all voids in the ground such as manholes and sewers were protected. Using a hydraulic grab attachment

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and starting at the apex of the roof, the steel frame of the roof was removed back to the first internal wall. The waste from the roof was removed from the working area using a second machine with grab attachment. The excavator then proceeded to remove another bay of the roof back as far as it could reach. As the works progressed into each part of the building, the walls were removed using the grab attachment down to ground level. All hardcore was left within the building's footprint. The general waste and wood were segregated using hydraulic grabs, these were stockpiled and loaded into the bins. As the mechanical deconstruction of each part of the adjoining units progressed, the dust boss was moved along ensuring all areas were covered and no dust was being generated. Once all the waste had been processed and removed from each building, the slab was cleaned off using a grading bucket.



The excavator with bucket attachment then proceeded to lift the slab starting at the edge of the site. The slab was broken into pieces of no bigger than 500cm wide. The slab was stockpiled in different areas ready for removal from site. Foundations of the building were lifted out and stockpiled ready for breaking. This area of ground from, where the foundation has been removed, was then backfilled and tracked in. This process was repeated until all the foundations had been removed.

When the slab and foundations had been removed, the reduce dig to a depth of 500mm commenced. Starting at the back of the site, the soil was dug out and loaded into eight-wheel lorries for removal from site. Levels were checked by the appointed engineer once the soil had been removed. The site boundary hoarding was removed in sections, crushed concrete was then imported and placed around the site boundary to a depth of 500mm and approximately 1000mm wide. The site hoarding was then moved back on top of the crushed material.

RESULT: The site was cleared on time and to programme, 95% of materials arising from the project were re-used or recycled.

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