CASE STUDY

Former Debenhams, Bristol

Works: Soft Stripping
Sector: Retail

OVERVIEW:

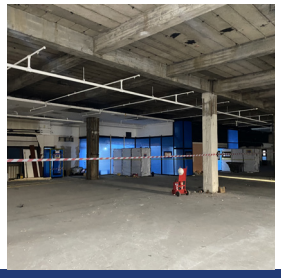
The site was a four-story retail store in Bristol. Each floor of the building had a large open plan area to the front and a storage and office area to the back. Every floor contained a large amount of racking and shop display units. The building also had a plant room located on the roof and a large basement that was used for storage.

CHALLENGE:

An initial CAT scan was carried out to identify live services. The designated work area was established with Heras fencing, complete with attached signage to demarcate the boundaries clearly. An extensive 8-week planned procedure was carried out the remove Asbestos Insulated Boards (AIB) including boards, panels and firebreaks, to achieve this tight timescale outlined in our programme, Lawson ensured 8 qualified operatives were onsite to complete the licensed asbestos removal efficiently before demolition could commence.

The strip-out procedure commenced on the ground floor, with all resulting waste planned to be removed via the back loading bay areas of the building. Power tools were employed during the soft strip process, specifically reciprocating saws for cutting wood and steel, alongside bars and sledgehammers.The strip-out process methodically progressed upwards throughout the building. Loose contents within the structure, such as furniture, appliances, and miscellaneous waste, were carefully extracted by hand in a controlled manner. The resulting materials were managed in strict accordance with the Site Waste Management Plan. Door frames and skirting boards were systematically removed using bars and sledgehammers, with all nails and fixings extracted from the walls. All materials were meticulously segregated and transported from the building using bins and trolleys, eventually reaching the loading bay. Access to the ceilings was facilitated through the use of electric Mobile Elevated Work Platforms (MEWP) and scaffold towers. The ceilings were carefully disassembled manually, whilst reciprocating saws were effectively employed for cutting timber and plasterboard into smaller, more manageable sections.

Waste materials were transported to the chute using wheelbarrows and trolleys. A demolition operator was stationed at ground level, facilitating safe communication. Materials were carefully lowered down the chute in pieces, none exceeding a width of 1 meter.

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SOLUTION:

During the waste removal process, only the excavator operator was authorised to be present on the site. The chute was cordoned off and marked with appropriate drop zone signs to ensure the safety and orderly removal of waste. There were many restrictive components to consider during these works, including restricted city centre access to the site, traffic management systems in place, to allow neighbouring businesses to access loading bays, as well as partially listed areas of the building which required preservation. Ducting, pipes, and cables were methodically detached from the ceiling and subsequently removed. In the loading bay area, an excavator equipped with a re-handle grab attachment was positioned, and a layer of plywood was placed beneath it to safeguard the floor slab. Waste materials were deposited into the chute via windows that had been removed from each floor of the building. The material was subsequently loaded into bins and trolleys, and transferred to the rear of the building. A direct radio connection was maintained between the excavator operators and coordinated with the floor supervisor to ensure that the drop zone was unobstructed and safe for the discharge of materials into the chute. After clearing each floor, the chute was securely boarded over, and all access points were properly sealed, unless they were actively in use.

COMPLETED:

On Time

Weeks

To Plan

Ready for Handover

lawson GROUP

"During this project, we managed to meet our aim of recycling/reusing 95% of waste recovered from the site, as well as meeting our inital deadline for the customer."

Andy Neath, Projects Director

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