

CASE STUDY

Fraser Centre, Swindon

Works: Demolition Sector: Industrial OVERVIEW:

This site was a two-story former office block situated within a vast Industrial Estate in Dorcan, Swindon. previously occupied as a customer service centre for a large well-known retailer, House of Fraser, This expansive site was scheduled for demolition in 2023, transforming it's use from a corporate hub to a potential redevelopment opportunity.

access/egress and all access points were locked when not in use. Vehicles entering the site remained in the loading area to prevent mud or debris from leaving.

Live services feeding the building had been terminated before works began including the removal of gas and electric meters. A live underground electrical supply to the substation remained active throughout the works, marked out with warning signs and pegs. The site housed a live substation, feeding the surrounding industrial estate and buildings, this was protected from our works by installing scaffolding protection around the area.

Due to the site being in close proximity to public areas, all vehicles entering the site were pre-planned, with the appointed banksman controlling traffic. The site boundary fencing remained in place and was regularly checked by the site supervisor. Access gates were locked when not in use, and trees and hedges were to remain undamaged.

The removal of a small number of roof sheets containing cement bonded asbestos which was done by hand, using a scaffold tower for access. On the ground floor, within the boiler room, a full enclosure situated externally to the building was installed to ensure safe removal of the licensed asbestos insulation board (AIB).

A successful rate of 97% of waste was recycled, or left on-site for reuse in the redevelopment phase of the project for the customer.

CHALLENGE:

The site was accessed via the main entrance from Faraday Road. Lawson Group completed all site-enabling works, including site fencing, signage access gates, and walkways and all site traffic entering the site was controlled by a dedicated banksman positioned at the site entrance. The banksman ensured that all site visitors signed in and reported to the site office. Suitable traffic and pedestrian warning signs were positioned on the approach to the site



SOLUTION:

To proficiently execute the demolition project, a comprehensive solution was implemented, featuring specialised equipment and processes. A CAT 374 and Cat 336 Excavator equipped with demolition attachments was deployed for heavy-duty tasks, complemented by a Cat 323 Excavator with similar attachments for increased versatility. Dust separation equipment, including a fully automatic, oscillating ducted fan with a high-pressure misting system, was incorporated to mitigate environmental impact.

Careful consideration was given to the direction and sequence of demolition to ensure minimum disruption to neighbouring properties. The demolition excavator with a sheer attachment was positioned at the front of the building removing the gable end high section of the roof first. The direction of demolition continued in a sequence which allowed for the outside wall nearest the properties to remain acting physical as a barrier to any noise and dust. A progressive method of demolition in a stepping down sequence was used to maintain the stability of the structure. The demolition process was streamlined with the integration of a crusher, ensuring effective reduction of materials on-site. All ground slabs and foundations were broken out and removed to a depth of 2m.

Waste removal was proactively managed through a Roll On Roll Off Lorry in compliance with the Site Waste Management Plan, ensuring the swift and organised disposal of debris from the site.

COMPLETED:



On Time



Weeks



To Plan



Ready for
Handover



“ We were proud to conduct this cost effective solution for the customer and execute yet another seamless demolition project local to Swindon. ”

Andy Neath, Projects Director