

Case Study



Address: 188 Tottenham Court Road, London, W1T 7PH

Built in: Early 20th Century

Building Status: The building was empty and the client had appointed a main contractor to refurbish the building to create student breakout areas and social spaces, kitchen and tea point facilities and upgrading the seminar rooms to incorporate the latest technology in terms of mechanical and electrical services, teaching systems and maintenance free materials. The complete internal refurbishment of the existing seminar rooms, circulation areas and reception area located over three floors (sub-basement, basement and ground floor) with a focus on DDA requirements and creating contemporary teaching spaces using modern materials including glass and stainless steel balustrading, glass feature walls, contemporary ceiling finishes incorporating the latest metal suspended ceiling tiles, glass folding doors, the upgrading and adaptations to the fire protection, heating and ventilation.

Operation Commencement date: 1st August 2012

Operation Completion date: 30th August 2012

Eurolag Site Supervisors: Eddie Cass

Eurolag Project Manager: Colin Greyo



Summary of work requirements

In order to undertake the refurbishment of the basement areas the asbestos residue / debris had to be removed prior to the main contractor commencing.

Eurolag were appointed by the client as a nominated contractor at short notice to carry out the works and were given one month to achieve this goal and hand the areas back asbestos free.

Eurolag notified the works to the appropriate authorities and then commenced with a substantial labour force to remove non asbestos ceilings and then decontaminate the void to remove asbestos residue and debris from around pipe hangers and to the concrete slab throughout the basement areas.

The basement was split into 4 large sections which was planned to ensure access was maintained via the underground car park area in Torrington Place.

The client's appointed analytical company managed the works on their behalf and conducted continuous air monitoring throughout the project.

The works were completed one day ahead of schedule and the main contractor commenced as planned.



Performance

Eurolag submitted a quotation to the client based on a site visit and the refurbishment and demolition survey which was undertaken. The client then awarded the contract to undertake the removal of the asbestos from the basement areas commencing on 1st August 2012.

Colin Greyo, Contracts Manager for Eurolag Group Ltd was in charge of the project, and the assessment of existing site situations for removals. Colin compiled the various safe systems of work for the method statements for submission to the Health & Safety Executive as part of the statutory notification period of 14 days required under the Control of Asbestos Regulations 2012 and for the issue to site supervisors undertaking the works on behalf of Eurolag Group Ltd and worked in close liaison with the clients asbestos management team.

A programme was formed by the Contracts Manager in liaison with the client to remove the asbestos over the following month to ensure safe removal of all asbestos materials from each area was achieved and risks to students, contractors, staff and members of the public were eliminated in doing so.

There were no incidences of asbestos exposure to any parties during the contract as a result of the good management of the works.

No accidents were reported by Eurolag Group Ltd during the contract period.

Photo Gallery

