

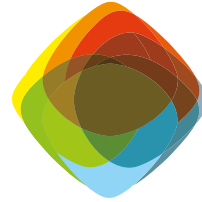


DOWNWELL GROUP

Enabling Solutions

Project **Portfolio**

Demolition and Enabling Solutions **for the Construction Industry**



DOWNWELL GROUP

Enabling Solutions



DOWNWELL
DEMOLITION



INNER CITY
ENVIRONMENTAL



INNER CITY
SCAFFOLDING



Demolition and Enabling Solutions for the Construction Industry

V3/FEBRUARY 2018

Demolition and Enabling Solutions **for the Construction Industry**

The Downwell Group Clients include:



Demolition and Enabling Solutions **for the Construction Industry**

Introduction

The Downwell Group comprises of three individual companies which are **Downwell Demolition, Inner City Environmental and Inner City Scaffolding.**

We can provide independent or complete enabling solutions to the Construction Industry dependant on our clients needs.

Our clients include: **Main Contractors, Cost and Project Management Practices, Architects, Structural Engineers, Civil Engineers, Property Developers and Local Government.**

We work predominantly in London and the South East but subject to the size of project we provide a nationwide service.

- **Land remediation**
- **Site clearance**
- **Asbestos surveying and removal**
- **Scaffolding including commercial and domestic**
- **Complete or part demolition of small to large scale buildings and structures**
- **Deconstruction of pre-fabricated structures**
- **Demolition of road and rail bridges**
- **Opening up works**
- **Soft strip out works**
- **Temporary works including façade retention**
- **Service diversions**

Industry Accreditations

The Downwell Group hold the following industry accreditations:

NFDC
RISQS
Constructionline
CHAS
FORS Silver
CLOCS
SMAS Worksafe Contractor
ISO 9001
ISO 14001
OHSAS 18001
ARCA

Health and Safety

Health and Safety is always our main priority and as an NFDC accredited Contractor our sites are audited regularly by the NFDC for Health and Safety and the training of our workforce.

Downwell have a full time Health and Safety officer as well as external advisors. We carry out internal site inspections with all our projects on a regular basis.

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Areas of expertise

The Downwell Group specialise in working in inner city environments where access and working space is limited. Our expertise covers a wide range of small to large scale buildings and structures which include:

- **Tower blocks**
- **Factories**
- **Industrial estates**
- **Ministry of defence buildings**
- **Railway bridges**
- **Schools and colleges**
- **Residential care homes**
- **Community centres**
- **Residential properties**

Demolition methods

We employ a variety of methods to suit the project environment. Our extensive range of specialist plant and attachments combined with our experience enables us to provide the most cost effective solution for our clients needs.

Our experienced management team are happy to give advice on methods and budget costings at pre-tender stage.

Training

All our workforce are trained to the highest industry standards and as an NFDC accredited contractor we are required to conform to their guidelines. This involves all our workforce achieving NVQ's as a minimum towards industry demolition qualifications.

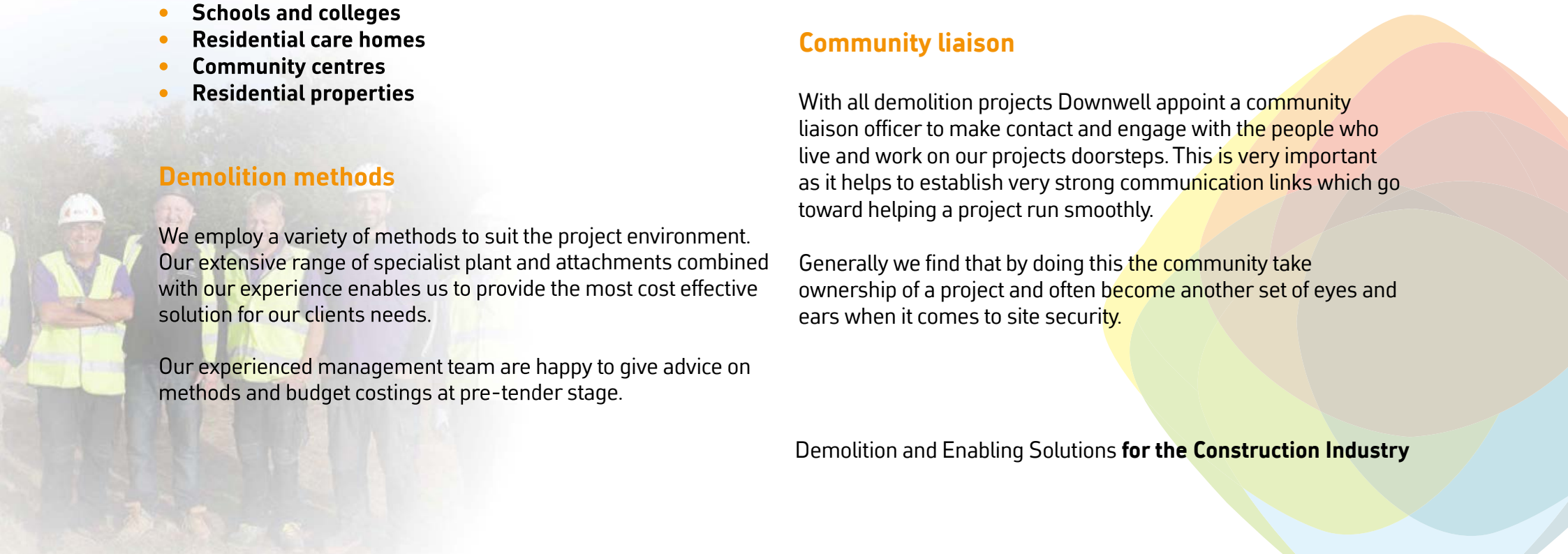
Every member of our workforce has an individual training record. We have a training matrix which highlights when retraining is required. For each project we carry out a training needs analysis and if additional training is required this is arranged for the appointed project workforce.

Community liaison

With all demolition projects Downwell appoint a community liaison officer to make contact and engage with the people who live and work on our projects doorsteps. This is very important as it helps to establish very strong communication links which go toward helping a project run smoothly.

Generally we find that by doing this the community take ownership of a project and often become another set of eyes and ears when it comes to site security.

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Environmental policy statement

As a specialist demolition and dismantling company we are committed to conducting our business in a manner that protects the quality of the environment, protects the health and safety of our employees and the public, and fully meets the needs of our customers.

We continually endeavour to improve our environmental performance and minimise our environmental impact. We will accomplish this by:

- Complying with all applicable statutory, local environmental and health and safety at work laws and regulations:
- Using natural resources wisely coupled with monitoring of energy use to improve efficiency whenever possible:
- Using and improving operations and technology to reduce waste and prevent pollution at all levels including nuisance, noise and dust emissions:
- Continuously improving our environmental management systems and performance:
- Fully communicating our environmental policy to our employees and any other interested parties:

- Providing full training, instruction and supervision for all our staff, together with adequate instructions and supervision of any sub-contractors working under our direction.



An aerial photograph of a demolition site in a city, likely London. In the foreground, a large rectangular area is covered with white plastic sheeting and surrounded by a metal fence. Inside this area, there is debris and some construction equipment. In the background, several tall buildings are visible, including the distinctive Gherkin (30 St Mary Axe) and other modern skyscrapers. The sky is blue with some clouds.

Case Studies

Demolition and Enabling Solutions **for the Construction Industry**

Carlton House, Putney

Client: Ardmore
Value: £547,000
Duration: 14 Weeks

Group Services - Asbestos Removal, Scaffolding, Strip Out, Demolition and on site Crushing

Downwell were appointed to carry out the demolition of a six storey office block located in a busy area of Putney. Because of the location of the building the demolition was carried out using the 'Top Down' Method. This involves using a crane to lift small excavators onto the roof and remove floor by floor. The main lift shaft was used as a waste chute to remove demolition debris.

Community Liaison

A large number of residential and business properties were situated very close to this building. Therefore it was essential that we established good communication links with the local community.

We invited all stakeholders to an initial meeting where the project details and measures to avoid disruption were addressed and point of contacts identified.



Baitul Futuh Mosque, Morden

Client: Admodiyya Muslim Association UK
Value: £250,000
Duration: 20 Weeks

Group Services - Asbestos Removal, Scaffolding, Demolition and on site Crushing

The Mosque which is the largest in Europe had severe fire damage to the back part of the Mosque and therefore had to be demolished.

Downwell were contracted to carry out asbestos removal and full demolition of the damaged buildings. The asbestos was largely in smoke only damaged areas so the asbestos was able to be removed under normal procedures. The middle section of the building only contained minimal asbestos and therefore because of the severe damage a watching brief was put into place during the demolition. Samples were taken at various times and tested.

The right hand section of the building was close to a main railway line and therefore our temporary works protection and health and safety plan had to be approved by Network Rail.



Demolition and Enabling Solutions **for the Construction Industry**

Queen Elizabeth Hospital, Hackney

Client: Rydon
Value: £1.3 Million
Duration: 36 Weeks

Group Services - Asbestos Removal, Scaffolding, Enabling Works, Demolition and on site Crushing

Downwell were awarded the role of principal contractor for the asbestos removal and demolition phase of the Queen Elizabeth Hospital project.

The project comprised of asbestos removal, soft strip, an extensive façade retention scheme and demolition works.

All the asbestos was removed by Inner City Environmental. The soft strip works was then carried out and all resultant materials stripped and segregated into their different waste streams.

The demolition was completed by using a mix of high reach and conventional excavators which were operated strictly adhering to the NFDC's high reach guidance notes.

The main façade was retained and use in the redevelopment.



Demolition and Enabling Solutions **for the Construction Industry**

Allen Court, Ealing

Client: Linden Homes
Value: £799,000
Duration: 36 Weeks

Group Services - Asbestos Removal, Scaffolding, Strip Out, Demolition and on site Crushing

Allen Court was built using the LPS system which meant that the building had to be demolished using a deconstruction method. This involved removing the panels in the reverse order to how it was initially constructed.

Downwell were awarded the contract which involved asbestos removal, soft strip and full demolition including removing the foundations and crushing on site.

The external and internal walls had to be propped on each floor to ensure the building remained stable. The building was fully scaffolded to give support and protection. A crawler crane was used to lift the panels to the ground.

The resultant crushed materials was left on site for the main contractor.

The Downwell Group were nominated for the World Demolition Awards for this project.



Middlesex Street, Phase 1 - United Standards House

Client: Tolent Construction
Value: £500,000
Duration: 16 Weeks

Group Services - Environmental cleaning, Scaffolding, Demolition and on site Crushing

Downwell were appointed to demolish United Standards House and Cromlech House over two phases. On taking possession most of the asbestos containing materials had been removed and the soft strip had already been carried out by another contractor. Inner City Environmental carried out the removal of any remaining asbestos containing bitumen and areas of pigeon waste as the building had been derelict for some time.

The demolition of United Standards House was carried out as phase 1. The building was located in the City but had a large enough area around it to carry out the demolition using a mix of high reach and standard excavators.

Scaffolding protection was used to protect pedestrians on two sides of the building.

Dust suppression was used to control dust.



Middlesex Street, Phase 2 - Cromlech House

Client: Tolent Construction
Value: £770,000
Duration: 16 Weeks

Group Services - Scaffolding and Demolition

After successfully completing phase 1 of the demolition we were asked to undertake phase 2 which was the demolition of Cromlech House.

As with phase 1 the asbestos removal had already been completed before we took possession of the building.

A new building had been constructed on the phase 1 site. Because of the location of Cromlech House to the new building the 'Top Down Method' was used to carry out the demolition. Our scope of works was to carry out the demolition down to slab and remove all arisings from site. The slab removal was carried out by the appointed groundworks contractor.

A traffic management plan was carefully prepared to ensure that all materials from site were removed with minimal disruption due to the location of the site.

The building had to be fully scaffolded and covered in monoflex by our group company Inner City Scaffolding.



Howe Barracks, Canterbury

Client: Taylor Wimpey
Value: £750,000
Duration: 24 Weeks

Group Services - Asbestos Surveying, Asbestos Removal, Scaffolding, Strip Out, Demolition and on site Crushing

Howe Barracks was a former ministry of defence army barracks located in Canterbury until it was closed in 2015. The site is being redeveloped by Taylor Wimpey into residential housing and covers 26.87 hectares (66.39 acres). 26% of the housing will be affordable housing.

The site had a large mix of different building types and the Downwell Group were appointed to carry out the asbestos removal, strip out and demolition of all the buildings on the site.

Throughout the project we worked closely with ecologists helping to protect wildlife including bats.

The demolition was carried out using standard demolition excavators.

Materials were crushed on site and stockpiled on one area for use with the construction phase.

Community Liaison

Downwell worked with the local school by organising a Painting and Drawing competition which highlighted the dangers of a demolition site to both parents and students.



Demolition and Enabling Solutions **for the Construction Industry**

A21 Road Widening

Client: Balfour Beatty
Value: £1.5 Million
Duration: 21 Days

Group Services - Land Remediation

As part of the ongoing A21 Tonbridge to Pembury dualling works project. Downwell were appointed by Balfour Beatty in 2015 to remove hundreds of tonnes of asbestos contaminated soil.

Our challenge was to implement a strategy to compliantly remediate a huge asbestos contaminated area in a very short time to maintain the momentum of the project completion programme.

In June 2017, due to the success of the last phase of asbestos contaminated soil remediation in 2015, Downwell were once again appointed Balfour Beatty's preferred service provider in the remediation of yet another vast area of identified asbestos contaminated soil.

Under the same time restraints for the remediation as previously completed, Downwell supported by their trusted asbestos remediation partners Inner City Environmental, delivered the full remediation of over 6,500 tonnes of soils again under controlled conditions due to the complexity of the hazardous nature of the contamination within the soil.



Demolition and Enabling Solutions **for the Construction Industry**

Marsh Farm Estate, Luton

Client: Engie
Value: £550,000
Duration: 30 Weeks

Group Services - Asbestos Surveying, Asbestos Removal, Strip Out, Scaffolding, Demolition and on site Crushing

Marsh Farm is a Housing Estate in Luton built in the 1960's which achieved notoriety in 1995 when social problems escalated into three days of rioting.

Keepmoat have been awarded the regeneration project which will see the estate changing drastically over the next three years.

The Downwell Group have been appointed to carry out the phase 1 demolition of the project. In conjunction with our group company Inner City Environmental we have carried out the demolition asbestos surveys and have begun the removal, environmental cleaning and full strip out of the buildings.

Inner City Scaffolding will be providing the scaffolding for the main demolition phase which will be carried out using our standard height and high reach plant.



Demolition and Enabling Solutions **for the Construction Industry**

Times House, Wapping

Client: St George
Value: £1.1 million
Duration: 30 Weeks

Group Services - Scaffolding, Partial Demolition and Enabling Works

The entire external facade of the building was encapsulated by Inner City Scaffolding with Monoflex. A pedestrian tunnel was erected along the length of the building on Pennington St.

An extensive temporary works scheme had to be installed to safely allow the sections of the building to be removed.

The entire 5th floor had to be demolished. This involved small items of plant being lifted into the building via a mobile crane. The elements of the structure on the 5th floor were removed using hot works and hydraulic shears. The rear stair core was removed from the 5th floor down to the lower ground floor.

A large section of the building was removed using one of our High Reach Excavators whilst sitting on a protection mat that was made out of compacted aggregate. This was done to protect the cobbled street.

The façades of the building were removed on the Pennington St, Artichoke Hill & The Highway elevations.

The upper ground floor slab was removed using a standard height demolition excavator with hydraulic muncher.



Sherwood Close Estate, West Ealing

Client: Lovell
Value: £220,000
Duration: 20 Weeks

Group Services - Asbestos Removal, Strip Out, Demolition and on site Crushing

Part of a major regeneration scheme the Downwell Group were appointed to carry out the removal of all asbestos containing materials. This included a large amount of textured coatings which had to be scraped from the walls and ceilings.

We then carried out a soft strip and separated the materials for recycling before the main demolition.

The main demolition was carried out using our high reach demolition specification excavators to reduce the buildings to a level where we could use smaller machines.

Waste materials were sorted on-site for recycling.

The slabs and foundations were removed. All of the masonry and concrete arisings accumulated from the demolition were crushed to a certified 6F2 recycled aggregate. This material was left on site to be used during the construction phase.

Following the completion of the successful project we received the 'Lovell Subcontractor of the Month Award' for 'Outstanding Performance'



Demolition and Enabling Solutions **for the Construction Industry**

Heathside and Lethbridge Estate, Lewisham

Client: Ardmore
Value: £450,000
Duration: 16 weeks

Group Services - Asbestos Removal, Scaffolding, Strip Out and Demolition

This project was phase 4 of a major redevelopment project in Lewisham. It was split into two parts A & B. The residents from these blocks of low rise flats had been moved into new flats adjoining the existing buildings. Downwell had been appointed previously to carry out phase 3 of the demolition.

Before work on the project commenced Downwell established contact with a local residents group who worked with us to keep the residents up to date.

The blocks of flats contained Asbestos (ACM's) which were removed by Inner City Environmental. Inner City Scaffolding erected scaffolding at the ends of the buildings to protect the adjacent buildings during the demolition phase.

All building were soft stripped.

The demolition was carried out using both high reach and standard excavators. The ends of the buildings were removed by hand. Foundations were removed to a depth of 2m

All hard arisings were crushed to 6F2 and left on site.



Demolition and Enabling Solutions **for the Construction Industry**

413 -419 Harrow Road, London

Client: Savoy Construction
Value: £175,000
Duration: 16 weeks

Group Services - Demolition and Asbestos Monitoring

A parade of retail units with apartments above had caught on fire which resulted in the buildings being propped by scaffolding and a road closed. The structure of the building was extremely hazardous and Downwell operatives were only allowed in some designated parts of the building to carry out soft strip work.

Before demolition could take place some parts of the scaffolding had to be removed to allow access for our machinery. Additional scaffolding with monoflex sheeting was installed to protect surrounding buildings during the demolition phase. The scaffolding was carried out by the contractor who had installed the initial scaffolding.

A watching brief had to be carried out during demolition for asbestos as there were no surveys available. Samples and air testing was carried out and recorded.

The demolition was carried out using standard demolition excavators. Dust suppression was used at all times.



Hammerson House Care Home, Hampstead

Client: Calfordseaden
Value: £365,000
Duration: 28 Weeks

Group Services - Asbestos Removal, Strip Out and Demolition

A care home in Hampstead to which we were appointed as the Principal Contractor by Calfordseaden. Our scope of works included Asbestos removal and full Demolition.

The area is very affluent and security around the area is especially high with the surrounding homes owned by very high profile people. There were time restrictions on vehicles operating in the area.

We were able to donate Orthopaedic beds which were recovered in the strip out phase to a local charity for reuse within the community.

A number of trees had to be protected during the site set up.

The demolition was carried out using standard demolition excavators down to underside of slab.



Union House, Tunbridge Wells

Client: Dandara
Value: £900,000
Duration: 28 Weeks

Group Services - Asbestos Removal, Strip Out, Scaffolding and Demolition

Union House was an office block with retail units and a two storey car park underneath in central Tunbridge Wells. This was our first project for Dandara whose offices were adjacent to the building after moving from Union House.

Inner City Environmental carried out the Asbestos Removal in conjunction with the strip out which involved removal of suspended ceilings and computer flooring.

Our work also include some opening up works around basement columns to facilitate steel propping for a retaining wall that had to remain.

Inner City Scaffolding undertook all the scaffolding required for the demolition process.

The demolition was carried out using standard and high reach excavators from the Downwell fleet. A substation had to be protected during the demolition process. Arisings were crushed to certified 6F2 and used to create a piling mat.

We achieved performance beyond compliance for our Considerate Constructors Audit.



Demolition and Enabling Solutions **for the Construction Industry**

Deconstruction of NHS Radio Mast, Chigwell

Client: R W Building

Value: £12,000

Duration: 2 Days

Group Services - Dismantling

Downwell were appointed to de-construct a former Radio Mast which was part of the London Ambulance Service communications network. The land was being redeveloped for a new residential property by our client R W Building.

To carry out this work we arranged for a road closure in order that a 100 tonne crane could be positioned to allow the mast to be lifted down in sections. The developers also took the opportunity to arrange for services to the new property to be installed.

Using a man cage and working from the mast ladder with harnesses, our operative was able to make the necessary cuts to dismantle the mast in six sections.

The first section removed was 5m in length which served as a test for the lifting weight. This proved much lighter than had been anticipated so it meant the other sections were longer in length.



Rich Industrial Estate, Bermondsey

Client: London Square
Value: £1.7 Million
Duration: 16 Weeks (in progress June 2017)

**Group Services - Asbestos Removal, Remediation
Enabling Works, Scaffolding and Demolition**

Rich Industrial Estate is a large estate situated in Bermondsey in South London. The estate is surrounded by residential properties. The building has a mixture of building types. The site is being redeveloped for new Housing.

Work was originally started in 2015 and the full scope of works involved opening up works, asbestos removal, partial demolition, facade retention, full demolition and remediation. The job was then placed on hold due to planning issues.

The job recommenced in August 2017 for the demolition of the remaining buildings and the current programme for the remainder of the works is 16 weeks.

The work has involved all Downwell Group services and included high reach and conventional demolition. Materials are being crushed and left on site for the redevelopment phase.

Community Liaison has been very important throughout this project due to the close proximity of the residential properties. Their main concerns have been noise and dust levels which we have been carefully recording and monitoring.



Demolition and Enabling Solutions **for the Construction Industry**

Manor Works Industrial Estate, Walworth

Client: Durkan
Value: £915,000
Duration: 25 Weeks

Group Services - Fly Tipping Removal, Asbestos Removal, Scaffolding, Strip Out, Demolition and on site Crushing

Downwell were appointed to carry out the demolition to a disused recycling facility in Camberwell. The site was divided in two by a railway line running on a viaduct. It consisted of various buildings on each side of the railway. It also included 17 arches that had been used as workshops.

The site had been extensively fly tipped and therefore before any work could take place the waste materials had to be cleared. Scaffolding was erected to protect the railway line where some of the buildings were close to the viaduct.

Our contract included removing significant amounts of asbestos and included in the main asbestos package were 2 redundant swimming pools. These had been demolished previously and the pools and pump houses backfilled with imported materials and demolition arisings. Pre-tender investigations and window sampling showed these pools to be littered with chrysotile cement sheeting.

The demolition was carried out and then the foundations were removed to a 3m depth. We came across various below the ground fuel tanks which had to be purged.

On site crushing was carried out using our own plant.



Demolition and Enabling Solutions **for the Construction Industry**

Broad St, Underbridge

Client: Osborne
Value: £90,000
Duration: 2 days

Group Services - Enabling Works and Demolition

We were appointed by Osborne to carry out the demolition of a Victorian bridge over the Christmas period.

A team of 6 operatives attended site 1 week before the scheduled main works to complete some enabling works. The coping stones and parapet walls had to be dismantled by hand to provide enough room for the demolition plant to reach the bridge without damaging the diverted services.

On Christmas Eve night the main demolition works began with 2 excavators digging back the soil either side of the abutments of the bridge. The soil was removed down to a predefined level and battered back which provided a safe excavation. The soil was transported via dump truck to an on site location where it could be reused once the new bridge had been installed.

Establishing substantial exclusion zones around the works was very important to ensure that the workers on site were protected.

The demolition of the bridge was completed by 2 demolition

excavators with hydraulic breakers. One was positioned on each side of the bridge at ground level. Working across the span of the bridge the brickwork was broken into small sections. The brickwork was allowed to fall to the ground below which was protected with layers of plywood boarding.

During the enabling works prior to the demolition, a line was saw cut into the brick work at a level which would enable the new pre-fabricated bridge to be manoeuvred by means of SPMT (Self Propelled Modular Transport) on to the prepared area at the precise level required.

The bridge was demolished mechanically down to 500 mm of the cut line. This was to ensure that the sections of brickwork breaking off did not go down below the required final level.

The arisings, once the bridge had been demolished were transported to the designated stockpile area using dump trucks. The arisings were kept at this location until after the possession had been completed.

The remaining 500 mm of bridge above the cut line was broken out by operatives using hand held breakers working from towers and MEWPs. This helped to ensure that the required cut line was accurate.

Demolition and Enabling Solutions **for the Construction Industry**

Broad St, Underbridge (Continued)

At the end of our second shift, after we had cleared all arisings from below the redundant bridge, the new bridge was driven in to place by SPMT which fitted exactly in to the correct position.

We received great praise for our works during the project from both Osborne and Mark Carne CEO of Network Rail through email and social media.



Long John Hill Bridge, Norwich

Client: Volker Fitzpatrick
Value: £52,000
Duration: 2 Days

Group Services - Demolition and Enabling Works

A railway bridge in Norwich had become unstable and heavily propped to enable trains to continue running. The Downwell Group were awarded the enabling and demolition contract.

A new replacement bridge was built and plans were made to demolish the old bridge and wheel the new bridge into position.

We protected the road surfaces on both sides of the bridge. The overhead power cables were isolated and removed from above the bridge. The side props were removed with the central ones being left in place to be removed from the rubble at demolition stage.

The ballast was dug and removed from the top of the bridge by two 8 tonne excavators.

The main demolition was carried out using two 20 tonne excavators.

Once the demolition had taken place the new bridge was manoeuvred into place. The previously excavated materials were then backfilled and compacted using remote controlled compactors.



Demolition and Enabling Solutions **for the Construction Industry**

Railway Footbridge, Salisbury

Client: Osborne
Value: £30,000
Duration: 2 Days

Group Services - Demolition

A project which was carried out over 24 hours to demolish a redundant and dilapidated footbridge over the London and South Western Railway Line at Salisbury.

The work was split into two shifts. Osborne provided the 100 tonne crane and this was in position when we arrived for our project briefing.

The first task was to create track protection to enable a safe working platform. This consisted of a membrane laid over the rails with sleepers raising the level away from the rails across a 100m² area beneath the bridge. These were then topped with a layer of Ekki mats. This allowed a 14 tonne excavator and a cherry picker to be lifted onto the track to carry out the demolition and slinging of the bridge sections.

The steel beams that spanned the brick piers were then lifted off in pairs over 3 lifts. These were loaded into a 40 yard bin for recycling. The brick piers were munched down and loaded into boat skips and lifted away by the crane.

Once the work was completed the site was cleared and final checks made of the tracks.



Demolition and Enabling Solutions **for the Construction Industry**

Contact Details

**For more information on our Demolition, Enabling,
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