

KENDER TRIANGLE

LONDON SE13

This programme, which involved the demolition of four and five-storey blocks of flats in three separate locations in New Cross, Lewisham was part of the Kender Triangle neighbourhood regeneration programme in which over 430 new residential properties will be built in the Borough of Lewisham.

The premises were stripped of non-structural elements and any asbestos removed prior to mechanical demolition of the reinforced concrete frame and brick clad buildings which was carried out using a long reach excavator on a floor by floor basis down to the first floor. Twenty tonne excavators fitted with impact breakers or pulverisers then completed the demolition down to ground floor.

Emphasis was placed on environmental considerations and the contribution of credits to help meet Grade Three Code for Sustainable Homes required of the development.

Hardcore debris produced from the demolition was processed on-site using a mobile crushing unit and used to backfill voids and left on-site for use in the build phase.

Other waste streams such as timber, glass and plasterboard were segregated on-site and removed to local recycling centres. Additional attention was placed in minimising disruption to the local community and in particular the control and monitoring of dust, noise and vibration emissions. An ecological survey identified various trees to be retained onsite and these were protected by enclosing them in heras fencing throughout the project.

Discipline: Demolition
Duration: 3 months
Completed: Nov 2009
Value: £800k
QS: Hunter & Partners
Client: London Borough of Lewisham

Clifford Devlin came highly recommended by our consultants Hunter & Partners. They qualified on price, quality of the tender and their experience of working on affordable housing projects.

Karen Cleverly, Strategy and Policy Officer, London Borough of Lewisham

