



About Us

Clifford Devlin has been a privately owned, family run business providing services to the construction industry for 60 years. We have recently adopted the Employee Ownership model to ensure the longevity of the business and to reward our loyal and long serving employees at all levels in the company.

Our portfolio of disciplines are mostly applied during the enabling phase of construction projects and include asbestos removal, strip-out, temporary works and structural demolition.

We also provide post-demolition services including land remediation, landscaping, building and refurbishment. Our services can be provided on a stand alone basis or integrated into a package which allows us to manage multi-disciplined projects for our clients.

Operating nationally from our Head Office in Essex, the company's development has been characterised by steady, incremental growth and targeted investment in plant, equipment and human resources.

We have adopted the systems approach to controlling our business processes and implementing best practice. The company's integrated management system has been audited and certificated against ISO 9001 (quality), ISO 14001 (environment) and ISO 45001 (health & safety). This gives us the platform to deliver projects on time, to budget and in a safe, controlled and environmentally responsible manner.

Clifford Devlin's specialisation for demolition in city-centre and heritage sites made them the ideal partner for this project. Their attention to detail, flexibility and excellent communications with the project team ensured a successful outcome.

Nick Champion, Client Project Management Consultant, Turner & Townsend





Demolition

Demolition has been Clifford
Devlin's core service for over 50
years. We carry out all types of
demolition and dismantling
involving every conceivable structure
from medium-rise office blocks to
schools, hospitals, cinemas,
infrastructure projects and
residential accommodation.

We offer the full range of demolition disciplines from site establishment and temporary works through soft strip, structural demolition, groundworks, foundations, excavation and land remediation.

We have particular experience of complex, city centre projects where confined space and the proximity of sensitive receptors (e.g. residential property, offices, retail outlets, pedestrians) present unique challenges. As a result, we have developed sophisticated techniques

to minimise disruption to the local community and our impact on the environment.

Our methodology is often better described as deconstruction as it involves the progressive, internal dismantling of the structure using mini plant, remote controlled Brokk machines while reducing the use of hand held equipment which is very labour intensive. The age and architectural significance of many of the buildings involved, often requires complex enabling work to be carried out such as the design and installation of façade retention schemes which is an area in which we specialise.

We have been members of our trade association, the National Federation of Demolition Contractors (NFDC), since 1972.

I found working with Clifford Devlin to be a positive experience. They are very experienced and are able to deal with unexpected problems that arise practically and expeditiously. I would strongly recommend this company to others who are seeking a demolition contractor.

Julia Farr, Senior Development Manager, London Borough of Camden





Asbestos Management

Clifford Devlin's Asbestos Division has been providing planned and responsive asbestos remediation to support the construction sector for nearly 40 years.

The company has been continuously licenced since 1983 and is a member of the industry's trade body, the Asbestos Removal Contractors Association (ARCA).

All of our work is carried out in compliance with industry best practice and is independently audited under the ARCA Site Audit Accreditation Scheme.

We work directly for clients as well as principal contractors and professional teams.

The Asbestos Division directly employs a team of highly trained operatives who work in supervised field teams.

The company has a fleet of purpose built vehicles for transporting ACMs which are customised with air-tight compartments to prevent fibre from being released during transit.

Clifford Devlin also operates its own asbestos waste transfer station near London which is licensed by the Environment Agency to process up to 32 cubic metres of asbestos waste on a daily basis and can be used to minimise the cost of transport and reduce the carbon footprint of remediation contracts.

We are very impressed with the professionalism, efficiency and responsiveness of Clifford Devlin's Asbestos Management Service. Their experience of working in occupied premises and ability to overcome occupants' concerns and issues enables us to streamline our planned maintenance programmes.

Mark Carrington, Senior Asbestos Surveyor, London Borough of Haringey





Building

BUILDING WORKS DISCIPLINES

- Site preparation
- Soft strip
- Structural steelwork
- M&E installation
- Ceilings/partitioning/joinery
- Flooring
- Shell and core
- Cat A fit-outs
- Decorating
- Ground remediation
- Landscaping

Our Building Division has specialised in the internal and external renovation and refurbishment of non-residential property such as offices, retail premises and public buildings for over 20 years.

In that time we have developed significant resources, knowledge and experience of how to deploy and manage multi-disciplined teams of direct and contract specialist labour to deliver commercial refurbishment and renovations for clients throughout the UK.

Key attributes include our ability to deliver very high standards of specification, overcome challenges as they occur and we pride ourselves on delivering projects on time, to specification and to budget.

Clifford Devlin has the experience and resources to facilitate any structural alterations that may be required to transform properties for new occupants or changing client requirements. We have successfully delivered a number of 'cut and carve' projects which involve forming new openings to restructure the internal layout of the building.





Health & Safety

The high risk nature of the work that we do means that health & safety is a fundamental issue to be managed and a core value which is central to the company's philosophy.

Our commitment is demonstrated by an occupational health & safety management system which is certificated against the International Standard, ISO 45001.

It is driven by risk assessment. For every project a risk assessment is carried out in which all potentially hazardous elements are identified, documented and submitted to the client and any other interested parties at the tender stage. This forms the basis of all procedures and measures to control safety on site.

This thorough, systematic approach has translated into excellent, industry leading performance data.

Our success in managing safety has been officially recognised with a commendation from industry body The Royal Society for the Prevention of Accidents (RoSPA) while winning a sixth consecutive gold (a 14th in total) at its annual awards in 2021.



We are members of, or have approval for, all the major construction industry safety organisations and schemes including the Construction Health & Safety Assessment Scheme (CHAS).

Clifford Devlin project team were able and willing to devise creative, innovative solutions to address two key issues - reducing risks of working at height and minimising noise pollution. Their endeavours enabled us to deliver a solution that dramatically reduced the impact on our staff's and surrounding communities' Health, Safety and Environment, in this extremely challenging location.

Thomas Cleary, Project Manager HS2, Costain-Skanska JV







Sustainability

Sustainability has become an increasingly important issue for the construction industry. The conservation of natural resources and reduction of the impact the construction process has on the environment are now key factors which are fundamental to the future of the sector. At Clifford Devlin our policy is always to endeavour to minimise the impact our activities have on the immediate surroundings and their consequences for the wider environment.

For most projects we now routinely prepare an environmental management plan which will document procedures to control pollution and manage waste and energy consumption and sustain the biodiversity of the locations in which we work.

Every effort is made to not only reduce disruption but also to contribute to the communities in which we work by investing in local business and employment.

Our experience of working in inner city locations with proximity to 'sensitive receptors' means we have developed sophisticated systems to control emissions of dust, noise and vibration which are monitored throughout the duration of projects to ensure we keep within acceptable limits.

We have developed industry leading processes for managing the wastes that our work generates. We routinely recover and re-use or recycle >95% of the wastes we generate on demolition projects.

The level and quality of our environmental reporting is another differentiating attribute. We routinely calculate and report our energy consumption in terms of CO2 emissions (i.e. calculate our carbon footprint). We also have experience of working on several projects involving BREEAM targets and achieving credits for our site activities. Our Project Close-Out Reports include data about waste management, pollution monitoring data, energy consumption (CO2), and photographic evidence to illustrate our methodology.





Sectors

The breadth of knowledge and experience we have built up in 60 years serving the construction industry has enabled us to develop specialist approaches to manage the unique challenges of working in different property sectors. We understand the particular issues involved and what matters to clients with differing building portfolios.

Each sector has its own set of priorities: Whether it is minimising disruption to occupants of residential or public buildings, keeping to the tight deadlines of schools and colleges or ensuring the protection of items of historical interest in heritage properties, each project is planned meticulously to ensure clients' expectations are not only met but surpassed.

SECTORS WE OPERATE IN

- Commercial
- Education
- Healthcare
- Heritage
- Housing
- Infrastructure

Clifford Devlin are able to use their experience of working in clinical environments to maintain a low-key presence on site while carrying out their high risk activities safely and unobtrusively.

Steve Eames, Construction Project Manager, Barts Health NHS Trust





Management Team



Tim Clifford (Managing Director)

Background: Tim Clifford has been with Clifford Devlin since leaving college in 1978. He worked as the company Transport Manager for a number of years. In 1986 he became a Director of the company, succeeding to Managing Director in 1995.

Tim has excellent links with the asbestos industry and currently sits on the ARCA Governing Council and its Training Committee.

Responsibilities: Tim has specific involvement in the pricing of work and the development of tender submissions He is in daily contact with other Directors and senior managers, maintaining a constantly updated knowledge of current work performance.

In his role as MD, he is responsible for the establishment and maintenance of corporate policy and procedures for demolition, asbestos removal, building and the company's health & safety management system.



Les Rose (Operations Director)

Background: Les Rose joined Clifford Devlin in 1984 specifically to project manage a major dismantling / deconstruction programme for the London Borough of Hillingdon.

Following completion he returned to Head Office and progressed to his current position. Les has been involved in the construction industry for over 40 years working with Sindall Construction on major new housing schemes as a Site Agent for eight years prior to joining Clifford Devlin.

Responsibilities: Les is responsible for overseeing all major contracts undertaken by Clifford Devlin from the bid stage to development of methodology, through to completion of the works.

He adopts a 'hands on' approach and his practical, site based experience enables him to evaluate and contribute to the preparation of method statements, assess key risks and provide expert analysis of procurement models.



Ian O'Connor (Head of Health, Safety, Quality & Environment - Director)

Background: Ian O'Connor has been involved in health & safety in the construction sector for over ten years. He joined Clifford Devlin in 2015 after spending the previous eight years in various health & safety roles in the industry.

Ian is a Chartered Member of IOSH and sits on the British Safety Council's Construction Sector Interest and Building & Services Groups. **Responsibilities:** Ian oversees all of the activities of Clifford Devlin's Health & Safety Department and is ultimately responsible for supervising all duties including: risk assessment, auditing, accident investigation, safety reviews, training, subcontractor assessment and for managing the company's CDM responsibilities.

He is also responsible for implementing our safety, health, environmental and quality management systems and maintaining accreditation against International Standards ISO 9001, 14001 and 45001.



Liam Hennessy (Head of Operations - Director)

Background: Liam joined Clifford Devlin to oversee the company's operations in 2019 from Mick George Ltd where he had spent three years as its Demolition Director.

Previously he performed a variety of roles during eleven years at McGee, working his way up from Demolition Operative through health and safety and asbestos management to eventually managing high-value, complex demolition projects.

Responsibilities: As well as overseeing operational performance and strategy, Liam works closely with the company's Commercial Department to identify and develop new business opportunities for our Asbestos and Demolition Divisions.

His hands-on knowledge of a range of construction disciplines enables him to bring a holistic approach to the management of operational issues. Able to communicate seamlessly at all levels he is a key part of our communications both externally with clients and stakeholders and internally with project teams and helping staff reach their full potential.



Martin Doble (Head of Building - Director)

Background: Martin joined Clifford Devlin in 2017 to head-up its Building Division having spent over 25 years in the construction sector. His career started as a trainee estimating surveyor at John Lelliott Construction before joining Bovis (Lend Lease) in 1993 where he managed high-spec fit-out and refurb projects.

Martin joined the Chorus Group in 2002 to head-up its Special Works Division which involved overseeing complex building projects for among others Jones Lang Lasalle, Cadogan Estates and Grosvenor Estates. **Responsibilities:** Martin is responsible for the performance of all building projects ensuring they are delivered on-time. to-budget and specification. This hands-on role involves managing all aspects of project lifecycles from procurement to scoping, resourcing, deployment and implementation through to delivery, O&M and sign-off.

One of his key roles is business development and he is responsible for setting the Division's growth strategy, identifying opportunities and working closely with our in-house commercial team during tendering.



Derek Aslett (Head of Commercial - Director)

Background: Derek Aslett has a background in finance and boasts almost 30 years experience in the construction sector having acted as Finance Director at both Galliford Try Partnerships and Chorus Group before joining Clifford Devlin in 2015.

He was instrumental in the taking of Chorus Group from start-up to a £140 million turnover business, led an MBO of Chorus out of the Withey Group in 2000 and managed its sale to the Byrne Group four years later. **Responsibilities:** Derek is responsible for supervising the commercial processes and procedures of the company which include assessing and interpreting commercial risks, budgeting and forecasting and the management of Clifford Devlin's supply chain.



Arul Murugesu (Project Manager)

Background: Arul joined Clifford Devlin from Quinn London in Feb 2019 to bolster the team constructing a multi-deck car park for Johnson & Johnson. Previously he worked as a Construction Manager for S&T International following a stint at the Chorus Group as a Temporary Works Coordinator/ Site Manager during which he worked on high-profile renovations of luxury apartments in Knightsbridge. His career in the construction sector started at the Byrne Group where he managed the transformation of Sea Containers House into the Mondrian London hotel on London's South Bank.

Responsibilities: As Project Manager Arul is responsible for ensuring our work is carried out on-time, on-budget and to-specification. He takes overall responsibility for managing the site, contributes to risk assessments, prepares method statements and manages the procurement of materials and subcontractors.

He is also responsible for project stakeholder liaison including day to day client communications and attending progress meetings.



Brendan Budden (Senior Surveyor)

Background: Brendan has worked in the construction industry for over 20 years and is highly experienced in the refurbishment and fit out sector.

He joined Clifford Devlin's commercial team in 2018 from construction consultancy Form 4 Limited having previously he had spent over 8 years working at Chorus Group's Interiors Division as a Senior Project Surveyor responsible for Cat A and B fit-out and refurbishments. Brendan has particular experience of working in the renovation of heritage buildings.

Responsibilities: Brendan takes an active role to manage all of the commercial aspects of project-work undertaken by our Building Division.

His responsibilities include: Review and management of contract-related matters; procurement and tendering; sub-contract resourcing; management of supply chain resources; processing of change-control requests; financial reporting throughout project lifecycle including the preparation and submission of final accounts.



John Harding (Senior Surveyor)

Background: John Harding has over 40 years experience in the construction sector and has specialised in the commercial aspects of the industry.

His career started at Sheffield based Pritchard William & Hunt before moving to Henry Boot Construction. Since then he has worked for a number of high profile companies, typically in a quantity surveying or commercial manager role.

Responsibilities: John typically takes responsibility for planning and managing the commercial elements of our larger or more complex projects.

His extensive knowledge and experience enables him to manage all aspects from supply chain arrangements to procurement and preparing individual cost plans, valuations and variations as project progress.

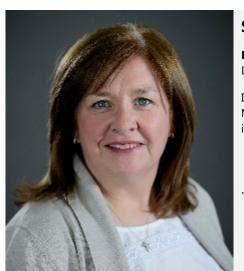


Kieron Murphy (Pre-Construction Manager)

Background: Kieron joined Clifford Devlin's Building Division in 2017. He was able to seamlessly integrate into the team having spent over 15 years working alongside key members of our existing management team.

Twenty four of his 40-years in the construction sector were spent in various roles at the Chorus Group. His multi-disciplined knowledge enables him to bring his handson experience to developing practical solutions and strategies for logistics, programming, procurement and technical content for the organisation's tenders

Responsibilities: Kieron is an integral part of our bid management function working closely with our commercial team to plan and generate technical as well as financial elements of bids. He is involved throughout the tender process applying risk-opportunity evaluation to client requirements to develop our strategy for design, programme, procurement as well as the detailed methodology to be applied. His experience and creative skills enable Kieron to identify opportunities to implement efficiencies and add value and he will typically attend pre and post tender meetings.



Siobhan Clifford (Head of Administration)

Background: Siobhan has been with Clifford Devlin since leaving college in 1983.

In 1990 she took over the role of Office Manager, succeeding to Company Secretary in 2013.

Responsibilities: Siobhan oversees the administration, training and accounts teams and works with IT in the development and maintenance of the company's bespoke database systems.

She takes specific responsibility for managing the back-office function of the company's Asbestos Division data including record control (manual and electronic storage) and the management of personnel and project records. Legislation requires that some of this information be held safely for a period of 40 years.

Clients

Clifford Devlin works directly for property owners, developers and funds as well as local authorities, principal contractors and members of professional teams including:

Property Owners/Funds

- Canada Life
- Johnson & Johnson
- Morgan Capital
- Staffordshire Pension Fund
- UBS

Consultancies

- Abakus
- AEC
- Capita
- Cast Consultancy
- Colliers International
- Core 5
- Faithful+Gould
- FHP ESS
- Gardiner & Theobald
- George Harwood
- Global Environmental
- Karsons Consulting
- Potter Raper Partnership
- Quantem
- Trident Property Consultancy
- Turner & Townsend

Principal Contractors

- A&E Elkins
- Costain
- Engie
- Future 54
- Galliford-Try
- HG Construction
- Interserve
- ISG Plc
- Kier Construction
- McLaren
- Mears
- Mitie
- Oakmont Construction
- Rigby & Rigby
- Rydon
- Sir Robert McAlpine
- Skanska
- Wates Construction

Developers

- Battersea Power Station
 Development Company
- Blackstone Developments
- Landsecurities
- Native Land
- Reef

Public Sector

- Barnet Primary Health Care Trust
- Barts Health NHS Trust
- Dartford Borough Council,
- London Borough Barking & Dagenham
- London Borough of Camden
- London Borough of Hackney
- London Borough of Haringey
- London Borough of Newham
- Metropolitan Police
- Mid Essex Hospital Services NHS Trust
- Network Rail

LONDON BUSINESS SCHOOL

LONDON W1

Clifford Devlin was appointed to carry out the enabling works for the £50m renovation and refurbishment of Old Marylebone Town Hall near Baker Street which will transform the Grade II listed building into modern teaching facilities.

The enabling works involved all three of Clifford Devlin's Divisions: Our demolition team were responsible for the deconstruction and removal of a 3-storey teaching block at the rear of the site which required attendance of our Asbestos Division to remove ACMs which were unexpectedly encountered during the work.

The project also included a package of structural alterations carried out by our Building Division to re-model the building. Formation of new openings, installation of structural steelwork and reinforced concrete floor slabs have been supplemented with blockwork/brickwork and installation of a new drainage system.

The iconic property, where Beatles Paul McCartney, Ringo Starr and Liam Gallagher were all married, is a Grade II listed building and required arrangements to be made to protect a number of heritage features. Vintage flooring and decorative items located close to the works were encased in plywood and Correx applied to surfaces.

Lack of space and its Central London location also made this project logistically challenging. The confined site provided little or no space for storing materials or wastes requiring a just-in-time delivery schedule to be implemented throughout the project's duration. This demanding logistics exercise was exacerbated by the fact that the site was located in one of London's busiest intersections (Marylebone Road and Gloucester Place) requiring carefully planned transport management to schedule precise vehicle movements in and out of the site.

Discipline: Demolition **Duration:** 12 months **Value:** £3.3 million

Principal contractor: Wates
Client: London Business School

Even by West End standards this was a challenging demolition project. Clifford Devlin rose to the occasion by devising techniques to overcome multiple obstacles such as confined space, transport limitations, neighbouring properties and the public interface to deliver a professional enabling works package.

Matt Heshmati, Construction Manager, Wates









HIGH SPEED TWO (HS2)

LONDON NW1

Following our appointment to HS2's demolition framework we won a mini-tender to carry out enabling works at the Euston terminus which involved demolition of 6 residential blocks, removal of substructures and levelling of the sites.

To reduce programme, the strip-out phase was carefully planned to be undertaken concurrently with the asbestos removal of floor tiles, asbestos insulating board (AIB) and textured coatings.

Proximity to the live rail line required Stalbridge House' front elevation to be scaffolded under a Network Rail possession and deconstructed on a floor-by-floor basis during normal working hours. In collaboration with CSJV we designed an innovative 26 metre x 6 metre curtain screen suspended from a mobile crane to contain debris with a built-in water mist spray to supress dust. This enabled us to use long-reach machinery to demolish the buildings which helped reduce programme, eliminated the environmental impact of the vehicle movements required to build a scaffold as well as reducing the health and safety risks of working at height.

The other buildings were demolished using a combination of high-reach and floor-by-floor deconstruction techniques. Where possible we employed long-reach excavators combined with the use of exclusion zones fitted with motion sensors to maintain strict segregation.

Groundworks involved removal of 400 cubic metres of asbestos- contaminated spoil and use of diamond drilling to dismantle solid 3m concrete foundations which were only revealed following demolition of the blocks. All crushed demolition arisings were tested in accordance with the works information and passed for reuse on the project.

Working closely with the principal contractor and HS2 we were able to minimise the disruption caused by the Covid-19 pandemic by restructuring the sequence of works, employing social distancing on-site by staggering shifts and creating more site parking to reduce the use of public transport.

Discipline: Asbestos Removal /

Demolition

Duration: 13 Months **Value:** £7.5 million

Client: High Speed Two (HS2)

Limited

Principal Contractor: Costain Skanska Joint Venture (CSJV)







ARAB PRESS HOUSE

LONDON WC1

Clifford Devlin Ltd won a competitive tender to carry out demolition and structural alterations to enable this 6-storey building in the heart of Central London to be renovated and remodelled to accommodate two new floors and an extension to its rear.

Following strip-out and minor asbestos removal works, extensive temporary works were installed to maintain the building's structural integrity prior to the top down demolition to form openings in the suspended floor slabs for the formation of a new core.

Diamond drilling and sawing techniques were used to form the openings in the floors which were demolished using remote controlled equipment.

The existing structure above the 5th floor slab was demolished including the roof plant room and lift overun using remote controlled demolition equipment.

Scaffolding was erected to the external elevations of the structure to facilitate removal of glazed and brick cladding.

The property's location in one of London's busiest districts placed onerous environmental controls on the project. Noisy works were restricted to 6 hours per day (08:00-10:00, 12:00-14:00 & 16:00-18:00hrs) and careful logistics planning required to arrange deliveries to/from site.

Discipline: Demolition **Duration:** 48 weeks

Value: £1.2m

Client: High Holborn Investment

Ltd

Architect: SPPARC Architecture
Structural Engineers: Lucking &

Clark LLP

Quantity Surveyors: Quantem

Consulting LLP









BOROUGH VIADUCT WIDENING SCHEME

LONDON SE1

Skanska appointed Clifford Devlin to carry out the enabling works at Borough Viaduct which involved the demolition of several structures to make way for a new section of viaduct and accommodate additional through traffic from London Bridge Station.

Following the strip out of various arches and removal of a few small structures (to make way for piling works) we commenced the demolition of a block of four storey buildings on Borough High Street

Demolition was carried out in a careful, progressive manner on a top down, floor-by-floor basis using hand held tools to minimise noise, dust and vibration emissions to the surrounding area. A T3 possession enabled us to erect a scaffold screen to the rail facing elevation to prevent debris and dust from entering the live rail environment while the high level structure was demolished. This allowed most of the works to be completed alongside the operational railway in normal working hours.

A section of the new viaduct passes through a section of the Borough Market and the next phase involved the removal of part of the Market's iconic roof (by others).

A number of traders were relocated before we commenced carefully removing the polycarbonate glazed sections of the industrial roof which is not to be retained, concrete channels and finally dismantling and removing the roof's steel trusses. Our Asbestos Division was called in to remove ACMs from roof vents under controlled conditions.

Following this we undertook the demolition of 3 properties in Bedale Street, the removal of the roof and top floor of the Wheatsheaf Public House and the demolition of a four storey retail/office block at 11-15 Borough High Street. This required the installation of a steel frame temporary works to support the adjacent structure which borders the main road.

Discipline: Demolition & Asbestos

Removal

Duration: 9 months

Value: £1.2m

Client: Skanska/Network Rail

We found Clifford Devlin to be a very professional and competent partner during the enabling phase of the Borough Viaduct project. They were pro-active in devising solutions to the many obstacles we have encountered and successfully minimised disruption to the local community during the demolition of High Street premises with very few, if any, complaints raised by occupants of the adjoining Borough Market.

Susan Fitzpatrick, Project Manager, Skanska



CASE STUDY

PARNELL HOUSE

LONDON SW1

Clifford Devlin won a competitive tender to provide the enabling works for the £35m redevelopment of Parnell House in Central London.

The eight storey commercial building, located on Wilton Road directly opposite Victoria underground station, is being remodelled to deliver additional office floor area, and the construction of an additional three floors for 14 residential apartments.

The works involved the removal of the building's roof structures & plant, atrium roof glazing, removal of external cladding, internal cladding to atria and the demolition of the 7th floor slab to enable the structure to be extended upwards.

The project was notable for the safe removal of a post-tensioned concrete slab at 7th floor level.

Orthodox demolition techniques cannot be used to deconstruct in situ post-tensioned concrete as there is a risk of uncontrolled release of the energy contained in the tensioned tendons.

The company's engineering team developed a back-propping scheme to support the 7th floor slab and a method to release the retained energy in the tendons by carefully heating the wedges that hold the cable strands that are stressing the material.

Once the tension had been released the slab was carefully deconstructed using Brokk remote controlled demolition equipment.

Discipline: Demolition **Duration:** 6 months **Value:** £1.1 million

Principal contractor: Kier Client: Royal London Asset

Management









THE ADELPHI BUILDING

LONDON WC2

Clifford Devlin was appointed to carry out the initial phase of strip out by project managers, M3, following a competitive tender, to prepare the building for a full re-fit, and were subsequently awarded asbestos remediation works and further phases of work.

Known colloquially as the "Little Adelphi", the 13 storey commercial premises is situated on London's Embankment just a few hundred yards from its better known namesake, the Adelphi Theatre, in Covent Garden.

The original scope of works included removal of fixtures, fittings and non-structural elements. Clifford Devlin's Asbestos Management team spent the first 3 months removing asbestos insulation from 26 columns on each of 6 floors which had been identified by an R&D survey.

However, considerable quantities of unexpected ACMs were encountered within the fabric of the building once the strip out commenced. This included pipe lagging buried within screed, redundant pipework in window recesses and

asbestos pipework and debris exposed as column cladding was removed.

The strip out works were carefully scheduled around the asbestos removal to enable tight programme deadlines to be achieved. The work was carried out in two stages to enable areas of the building to remain occupied.

Phase I of the work (basement, mezzanine and floors one to six) was completed in 9 months and Phase II (floors 7 to 11) in six months. As well as strip out the works have included structural alterations, exposure of cladding, removal of bonded screed and fireproofing. The re-fit and refurbishment phase was carried out by ISG plc.

Discipline: Asbestos Removal/

Strip-out

Duration: 18 months

Value: £6.7m

Client: Blackstone Developments
Principal Contractor: ISG Plc

Clifford Devlin managed this complex enabling works very professionally. Their experience of working in listed/heritage buildings combined with a flexible approach allowed us to meet our programme milestones and ultimately deliver this challenging property ready for the refurbishment phase.

Pat Gillam, Project Director, ISG Plc









ST BARTHOLOMEW'S HOSPITAL

LONDON EC1

Clifford Devlin was appointed by the Trust to remove asbestos containing materials (ACMs) identified in surveys of the Out Patients Building and Residential Staff Quarters.

The works were required to enable the demolition of these buildings as part of Phase 3 of the 10 year, £1bn PFI scheme which involves a combination of retention, refurbishment and new build at both Bart's and the Royal London Hospitals in Central London.

London contractor, Clifford Devlin won a competitive tender to deliver the removal package for both buildings.

A series of pre-start meetings were arranged during the 4 week lead in period with various members of the project team to plan this particularly complex project.

The buildings remained semi-occupied for most of the 9-month programme and so required very careful planning to sequence the works to work-around occupants and live services.

Almost all of the asbestos containing material found in both buildings were notifiable so the HSE needed

to be informed 14 days before the works commenced.

Clifford Devlin prepared and submitted 45 separate notifications and plans of work for each package as the project progressed.

Both buildings were decontaminated concurrently.

In the Out Patients building works progressed on a floor-by-floor basis starting in the basement where extensive pipe insulation and debris in floor voids was located. ACMs were removed using fully controlled conditions i.e. removal carried out inside air-tight enclosures fitted with negative pressure units to prevent the emissions of fibres.

Discipline: Asbestos removal

Duration: 8 months **Value:** £895k

Principal contractor: Skanska
Client: Barts Health NHS Trust

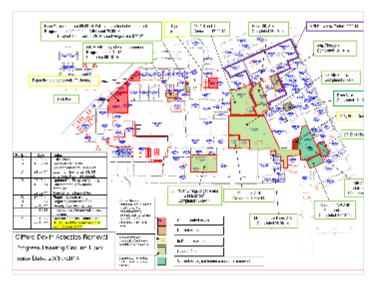
Clifford Devlin's experience and understanding of the unique challenges involved in working in healthcare environments whilst pro-actively listening and responding to these constraints allows them to plan and deliver even complex projects without unduly disrupting our day-to-day operations.

Martin Lee, Associate Director of Construction, Barts Health NHS Trust









AUSTIN FRIARS

LONDON EC2

Clifford Devlin were selected to carry out the refurbishment of the first and second floor office spaces, WCs, staircase and other common areas including the reception area of an office building located in a prestigious area of the City of London.

Following the removal of asbestos and termination of electrical services our demolition team carried out the strip-out works which involved careful removal of internal partitioning, floor and wall finishing's, suspended ceilings and services above, the existing roof plant and all redundant fixtures and fittings.

The refurbishment team then installed new ceilings and partitions, floor finishes, sanitary ware and furniture to WC's.

A specialist sub-team implemented a new M&E fit out of the building and refurbished the lift car. Finally the property was redecorated to a high standard finish and handed over to the agent to be re-let.

A number of environmental measures were implemented to limit the disturbance to neighboring

occupied properties and visitors to this busy street near Bank Station.

A traffic management plan which indicated proposed delivery routes and described procedures to mitigate disruption such as the use of traffic marshals, out of hours work and cleaning arrangements was prepared and submitted to the City of London Corporation for approval.

Our site manager personally visited neighboring properties to explain the nature and extent of the works and a number of incremental measures were also implemented to minimise any noise, vibration and emissions of dust.

Discipline: Building **Duration:** 20 weeks

Value: £750k

Architect: HXR Special Projects

Client: Staffordshire Pension Fund

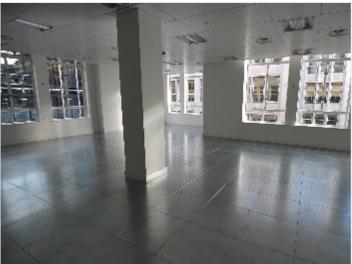
Project Manager: Colliers

International

The attention to detail displayed throughout this project enabled Clifford Devlin to deliver this high-spec refurbishment project in challenging circumstances. Their Project Manager's communication skills alleviated the concerns of occupants and neighbours who were kept informed of progress and developments throughout..

Mike Ross, Architect, HXR Special Projects









MAIN ROOF GLAZING

HIGH WYCOMBE

Following a two-stage competitive tendering process, Clifford Devlin was appointed to replace the main roof glazing throughout the interconnecting offices of seven blocks including full roof light regalzing and curtain walling to the reception at the UK Headquarters of Johnson & Johnson.

Our selection as the Principal Contractor owed much to our experience and reputation built-on a legacy of successfully-delivered building projects at the pharmaceutical company's High Wycombe facility including glazing replacement to the main Block B atrium.

Works were planned to progress on a block by block basis. Each of the seven blocks had an individual temporary scaffold roof installed to keep the areas of work weathertight.

Access to the glazed areas was gained via a complex stepped scaffold system which was designed and installed by our specialist scaffold subcontractor, Essential Scaffolding Ltd.

The largest of the seven temporary roofs over the main reception block employed the use of a roll-back temporary roof covering system allowing the temporary roof to be opened at key stages of the project to enable removal of redundant glazing.

The new large glazed units were lowered through the temporary roof into their permanent position and, once in place, the scaffold roof sections would be rolled back into position. This enabled us to maintain internal environmental conditions regardless of inclement weather.

Working from the scaffold deck, harnessed operatives carefully removed the old glazing units along with the existing PVC/Aluminium framework and fixings using a combination of running rails / block and tackle which were lowered to ground using mobile cranes.

These were then replaced with a new glazing system, designed and specified by George Harwood Ltd and installed by the manufacturer's approved subcontractor Façade Glass Solutions.

Discipline: Building Works

Duration: 52 weeks **Value:** £2.8 million

Client: Johnson & Johnson
Contract: Design & Build

Project Manager: FHP Engineer-

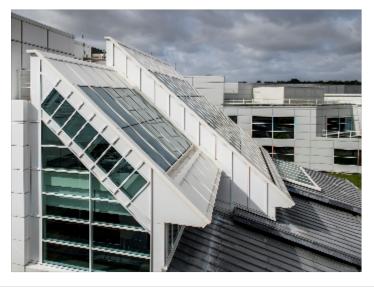
ing Services Solutions

Engineering Consultant: George

Hardwood Ltd









LONDON INNOVATION CENTRE

LONDON W1

Clifford Devlin was appointed to carry out remodelling and refurbishment of the 3rd floor of an office block in London's West End used by the global pharma company as its London Innovation Centre. The multidisciplined project involved strategic strip-out, bespoke high-end joinery, installation of ceilings, floors, partitions, M&E and IT reconfiguration using in-house/ sub-contract operatives. The main reception received a new Corian-clad reception desk, purpose-made planters and a new acoustic-slatted suspended ceiling complete with circular (GRG) ceiling trough with feature lighting.

The scope included creating new internal workspaces including three new meeting rooms one of which was soundproofed with fabric-wrapped acoustic panels and folding wall The rooms were fitted with glazed partitions featuring a bespoke molecular graphic design and fully integrated with the existing IT/AV systems. Four fully equipped modular office 'quiet pods' were installed to create soundproof single-use workspaces.

Two new kitchenettes were installed and fitted with Corian worktops. A free-standing acoustic wall screen was assembled on-site and installed using metal uprights concealed in MDF panels between the kitchens and the main open-plan area clad in purpose made oak slats. The floor's building systems including fire/intruder alarm and CCTV both were reconfigured to accommodate the new layout. The floors were upgraded with ceiling tiles and timber-effect vinyl together with new carpet tiles and the lighting system upgraded throughout.

Challenging aspects of the project included managing deliveries / internal storage for plant / equipment and materials due to a lack of exterior footprint for a site compound. The floors immediately above and below remained occupied (including a private healthcare clinic below) requiring out-of-hours noisy works, segregation of access / egress routes and coordination with their representatives and property managers, Savills.

Discipline: Building **Duration:** 12 weeks

Value: £450k

Architect: Mansfield Monk LLP
Client: Johnson & Johnson

Project Manager: FHP Engineering

Services Solutions

Quantity Surveyor: Armsons
Property Manager: Savills

This is a great example of a collaborative building project where all participants contributed to its success. Clifford Devlin were able to expertly sequence and coordinate multiple specialist disciplines to bring the architect's creative vision and specification to life with the end result exceeding the client's expectations

Graham Clarke, Director, FHP Engineering Services Solutions













RSPA

















