

**Location:**

The Co-op building is situated in the middle of Dartford Town Centre with the surrounding environment predominantly retail shopping and residential properties above.

Over the last 50 years, the existing structure had been altered and extended to suit the store requirements.

The front section of the site fell within the towns conservation area and the existing façade had to be retained to its full height. The site had been empty for a number of years and consequently fell into disrepair with some areas of the building being classified as “dangerous structures”. The adjacent highways surrounding the site were constantly busy as they served the adjacent retail stores and businesses.

**Scope of Works:**

- One of our first activities on site was to secure the entire perimeter with hoarding to restrict access to squatters and vagrants that had been entering the building.
- The client had undertaken a full RDS asbestos survey to the existing structures, which highlighted extensive ACM’s throughout the older sections of the structure.
- With the site secure and the RDS survey in hand our team undertook a full environmental sweep of the buildings to remove all sharps and guano from the working areas.

- To provide protection to the external environment, we erected full independent scaffolding to all external elevations of the structure, which was clad with Monarflex sheeting to encapsulate our works.
- Our “in-house” Environmental Division worked with the demolition team to devise a sequence of asbestos removal allowing demolition to progress in areas cleared and certified.
- To maintain our programme, we increased the asbestos resources to ensure we kept ahead of all demolition operations.
- Whilst the asbestos removal and demolition works were underway at the rear, our designers produced a full façade retention design for the retained façade, which included a cladding system to protect the rear elevation and was designed to have a 10 year life expectancy.
- The low level structures at the rear of the site were demolished using long reach machines, fitted with full dust suppression sprays.
- The demolition of the high level Co-op structure was undertaken with mini machines working on a floor by floor basis. Hand demolition and particular care techniques were also used on the party wall and the retained façade elevation.

**Key Achievements:**

Extensive asbestos removal sequenced with the demolition process and there were no complaints from the residents or the adjacent businesses.



**Client:** Dartford Borough Council

**Engineer & CA:** WCJ Engineers

**Value:** £1.3 million

**Duration:** 36 Weeks