

Case Study ♦♦♦♦♦ Pitney Bowes / GSK Harlow, Essex

Location:

The 20 acre site in Harlow was the former commercial offices and light industrial premises owned by Glaxo Smith Klein and Pitney Bowes. The redevelopment of the site provided a new distribution facility of 350,000 sq ft. for Poundland, forward funded by Standard Life who retains the 20 year lease once completed.

Scope of Works

- The site had previously been used for commercial offices and light industrial processes and the types of structures ranged from RC frame with brickwork infills to large span steel portal sheds.
- The site covered an area of approximately 20 acres with an internal road system.
- Every structure, slab, path and foundation was to be demolished and cleared to make way for a site wide cut and fill exercise.
- We produce full RDS surveys for each structure to determine the extent of asbestos remaining on site.
- This highlighted extensive asbestos materials within several of the structures, but in one particular buildings we found large areas of sprayed coating residue within the roof area.
- Our In-house asbestos division managed the removal process whilst working alongside the demolition team on site, which allowed us to sequence the removal works and maintain the programme.
- The clients programme for the demolition was very optimistic from the out set, so we had to work on several buildings simultaneously. To achieve this target, we mobilised several of our large demolition excavators supported by a fleet of smaller processing machines.

Environmental:

- One of our key environmental considerations on the project was not to affect the pond and water course on the adjacent golf complex. The client had established a monitoring and testing regime with the neighbouring owners for the duration of the development.
- Our team agreed specific demolition methods with the client for site water control in this area, to ensure our works did not affect the existing environment.
- Two large concrete crushers ran continuously, both of which had dust suppression systems installed to control and manage the dust emissions from the process.
- All materials generated from the demolition process were transported on site to a central stockpiling area for recycling.
- Our site team recycled 100% of the brick and concrete on site to produce over 15000m3 of F2 and 5000m3 of Type 1 material.
- All of the material was reused on site within the construction process.

Key Achievement:

One of our main achievements on the project was to manage and remove a considerable amount of unidentified asbestos within the existing contract programme



Client : McLaren Construction

Contract Value: £870,000

Contract Duration: 18 Weeks



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