

Ransome's Wharf & 17 Elcho Street

John F Hunt



Wates



£4.3m



24 months

Project Overview

The Ransome's Wharf / Elcho Street project was located in Battersea on the northern edge of the London Borough of Wandsworth, 100 metres south of the River Thames and a short walk from Battersea Park and Chelsea Embankment. Works included removal of asbestos, a major soft strip, demolition and project enabling works.

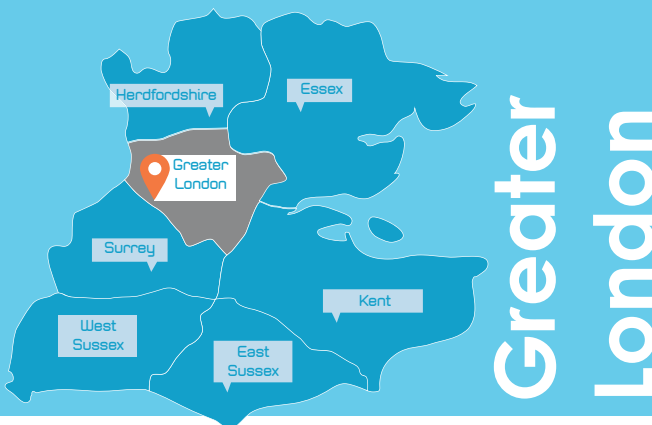
The 0.65 hectare site is to be redeveloped into luxury residential properties. The development is centred around a new public piazza, creating exceptional views and providing access through to the Thames Path leading around the historic dock.



Achievements

We achieved the standard 'above compliance' under the Considerate Contractors Scheme.

We demolished two 3 storey buildings on the dock interface with the Thames, with no problems or incidents.



Challenges

4 levels of cork insulation were stripped from the soffits, walls and floors following a major soft strip. All services were isolated and following the completion of the asbestos removal under fully controlled conditions, re-occupation certificates were issued.

Both Ransome's Wharf and Elcho Street sites were cleared down to 1 metre below the existing ground floor slab, including grubbing out foundations.

On the Wharf elevation, a FRAP was required which was issued to the EA for approval of the scaffold erection and demolition. On the north elevation, 3rd party agreements were required for the scaffold and the demolition works adjacent to Fosters building.

Works included the removal of the existing single level basement and associated foundations on Elcho Street, which were replaced with a piling mat up to ground level on the Ransome's Wharf site only.

Demolition debris was processed on site to a 6F2 standard, and laid as a piling mat which was 1 metre deep across the site.