

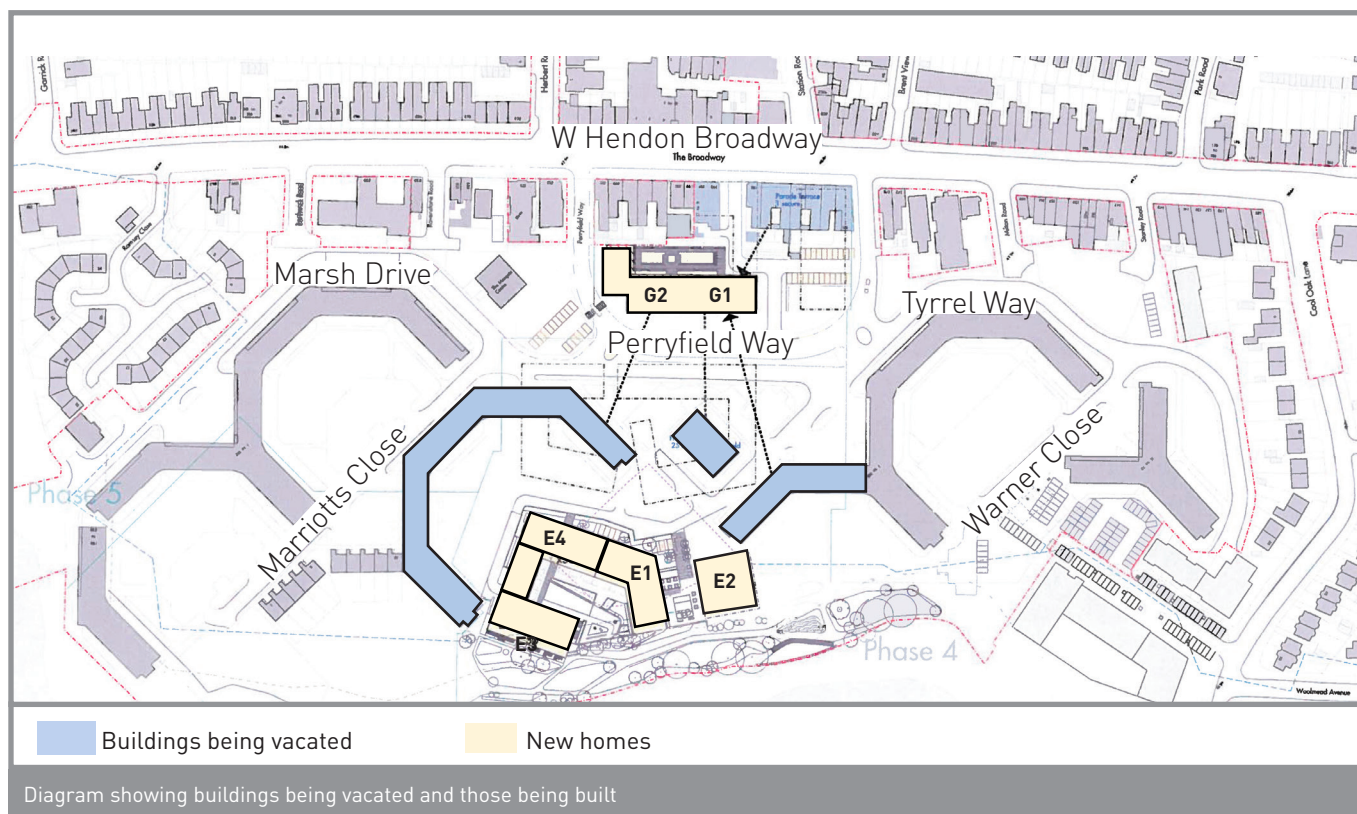
# Construction Newsletter

## Proposed demolition update

Secure tenants living in 1-32 Tyrrel Way, 11-98 Marriotts Close and Franklin House have moved into new accommodation in Gadwall House and Bullfinch House (Block G) on the site of the former Perryfield Way car park.

Barratt London was granted planning permission in March 2015 to build 298 new homes on the land where these buildings currently stand. As a result, the Barratt London team are planning the proposed demolition of these buildings, which will take place once all properties scheduled for demolition are vacated.

In order to allow all residents of the estate to plan ahead for this phase of the regeneration project, we want to provide details of how and when this work will be carried out in this leaflet.



## Reducing the impact of demolition

Prior to demolition the following activities will be undertaken:

- A dust, noise and vibration management plan will be developed
- Structural surveys of relevant nearby properties will be undertaken
- A fully intrusive asbestos refurbishment and demolition survey carried out and all asbestos removed
- Disconnection and removal of all utilities (gas, electricity, water, telephones)
- Surveys will be carried out to locate any remaining live services. If any live services are identified these will be disconnected
- Plan the site layout, location of machinery and dust-causing activities with least impact to resident amenity areas
- Hoarding will be erected around the site
- High and low-rise demolition properties will be fully enclosed with scaffolding and monar-flex to control dust and noise emissions
- Machines will be set up to soak buildings with water to minimise dust spreading
- An investigation of the water course will be carried out in order to prevent any pollution entering the water
- A demolition workshop event will be held for residents, details will be published in advance

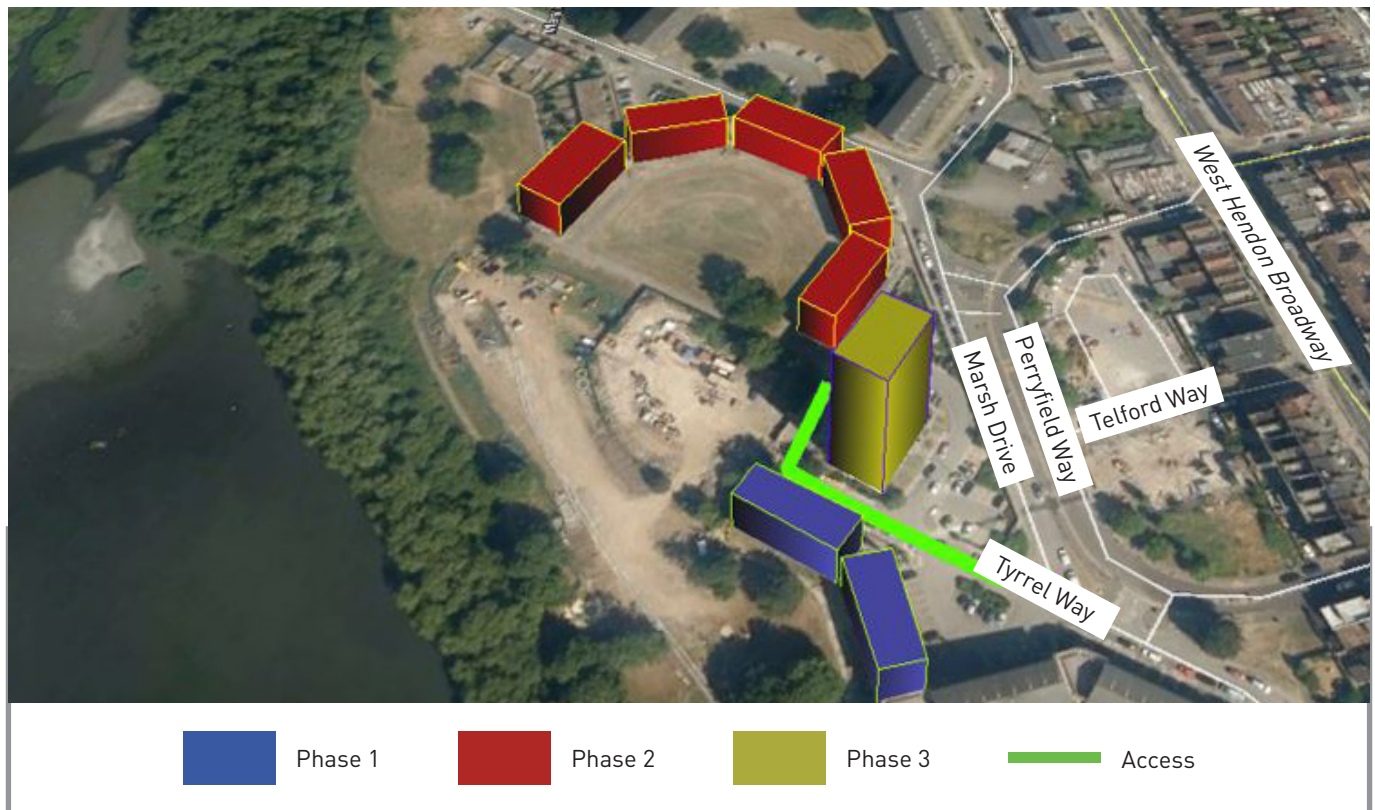


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## Proposed phases of demolition



## Asbestos removal

Before the demolition process is undertaken a full intrusive asbestos refurbishment and demolition report will be produced which will identify the types of asbestos, the location and the quantity of the materials within the demolition properties.

All asbestos will be removed from the properties before the demolition takes place. Once all the asbestos has been removed and prior to demolition of the blocks, samples will be taken from each and every room to be demolished to ensure that no asbestos containing materials remain. During the demolition of the properties, further air testing and monitoring will be undertaken. If asbestos is detected all works will be suspended immediately and the asbestos will be contained prior to being removed from site.

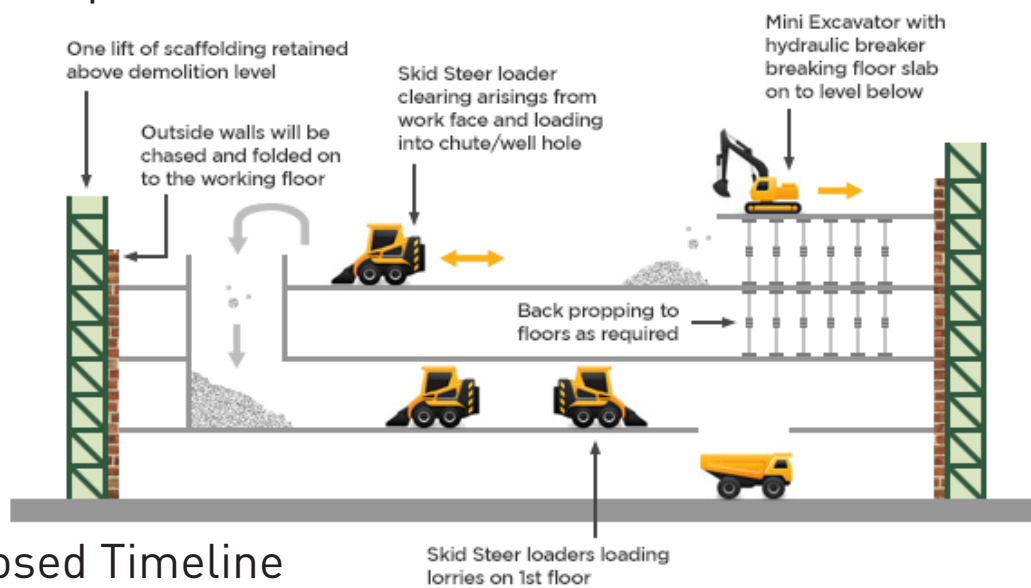
## Proposed demolition of high and low-rise properties

Low level demolition will be undertaken by a standard 35 tonne excavator, with the machine removing the external and internal walls in a safe and controlled progressive manner. The walls will be pushed within the footprint of the building and processed on the slab area. This will ensure that the materials will stay localised and prevent any materials exiting the site.

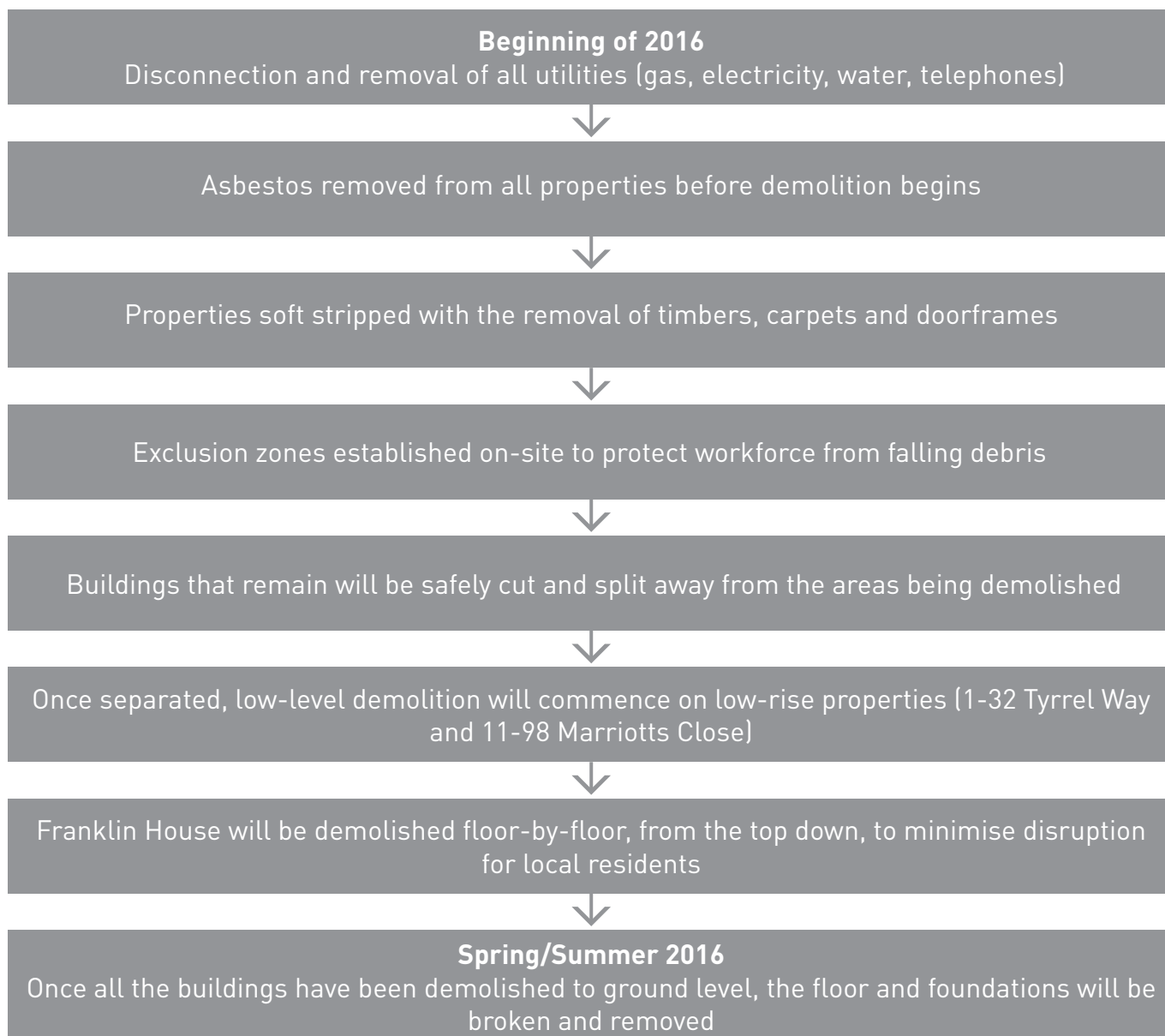
To minimise disruption for local residents, the high-rise block (Franklin House) will be demolished floor-by-floor. The properties will be scaffolded and covered by a flame retardant monar-flex sheeting prior to commencing the demolition. The tower block will be demolished using a top down methodology which will bring the building down floor by floor (see diagram on next page). This approach keeps dust and vibration to a minimum and prevents materials from exiting the site boundary during demolition. Once the building has been reduced to the fourth floor, the same method as described for the low-rise properties will be used.

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## Typical top-down demolition



## Proposed Timeline



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## FAQ's

### **1. How will the demolition process be managed?**

Throughout the process of demolition, Barratt London will be provided with independent and specialist advice from C&D Demolition Consultancy, who are experts in working in and around busy residential developments. The experienced demolition and structural engineers at C&D Demolition Consultancy will review and approve the methodology statements from every company involved in the demolition.

Each company involved in the demolition are members of the National Federation of Demolition Contractors (NFDC) and will have at least two full members of the Institute of Demolition Engineers within their organisation.

### **2. What will happen to the demolished materials?**

It is currently proposed to use a plant on-site to crush and recycle material from the demolition process. All concrete and brick materials will be fully reprocessed and reused on-site as sub bases for road ways, piling mats and back filling. This will significantly reduce the amount of lorries having to arrive and leave the estate with the waste concrete.

### **3. How will you ensure the demolition process does not damage my property?**

Specialist demolition engineers and structural engineers will undertake a dilapidation survey prior to commencement of demolition. Throughout the process there will be detailed monitoring for any movement of the buildings. If any movement was to occur, a demolition engineer or structural engineer would immediately review and put in place steps to resolve any issues.

### **4. How will vibrations be mitigated and monitored?**

Vibration monitoring will be undertaken throughout the demolition process to mitigate impact on local residents. The buildings to be retained at Marriotts Close and Tyrrel Way will be separated by hand from the buildings to be demolished to prevent any vibration and possible damage to buildings.

### **5. How will you control and monitor noise levels?**

Noise production will be monitored before and during the demolition process to ensure levels do not exceed current guidelines. Acoustic monar-flex will be used on scaffolding around the tower block and acoustic fencing will be used to hoard the site to mitigate and reduce noise transfer.

### **6. How will dust be controlled?**

At certain phases of the demolition, airborne dust may be created. To manage this, a dust reduction and control programme with a series of control measures will be developed. Two examples of control measures are:

- Controlled use of fine water sprays to dampen down dust i.e. dust bosses and water cannons
- Cover designated waste disposal skips to prevent escape of dust and waste materials during loading and transfer

### **7. How will residents be protected from getting too close to the demolition works?**

Exclusion zones will be set up within the overall site and used to protect the public and personnel from entering the demolition area unless requested. These areas will be opened again as soon as it is safe to do so after the scheduled activity has been concluded.

### **8. Will I be able to see the demolition works as it progresses?**

Hoarding around the site will have vision panels at strategic points to enable safe viewing of the demolition works for the local community. These vision panels will be screened off by approved perspex glazing. In addition, photos will be placed on the site notice board and on the new website.

### **9. Will this phase of works impact light into my property?**

The hoarding will be 2.4 metres high and will have no significant impact on light to any of the remaining properties.

### **10. Will Marriotts Close be accessible during demolition?**

To ensure that the remaining properties on Marriotts Close are not affected by the demolition traffic, we will ensure access and egress is located from either Tyrrel Way or Marsh Drive.