

# Inner city demolition, remediation and enabling

Lambeth, South London

**Client:** Berkeley St James  
**Site area:** 1.2ha  
**Timeframe:** 20 weeks  
**End use:** high rise apartment blocks

## Challenge

Berkeley Homes contracted McAuliffe to carry out concurrent demolition, remediation and enabling works on a central London site. This was in preparation for the development of two high-rise apartment blocks.

The 1.2ha site had formerly housed a chemical works and garages, leaving behind extensive asbestos and petroleum hydrocarbon contamination.

Further challenges included:

- The site's position in a busy area of London, surrounded by residential buildings
- The need for complex temporary works, which would allow all works to progress concurrently

## Solution

We coordinated an efficient demolition, remediation and enabling works package.

Our team installed a temporary works King Post system to prop up a retaining wall. This enabled remediation works to progress efficiently alongside demolition of onsite garage buildings.

Using McAuliffe's fleet of 3D GPS-enabled plant, our team excavated large underground basement structures and install the piling mats to the correct elevation.

The precise locations, depths and volumes of excavations were recorded in real-time, creating a detailed record for final verification.

Material was processed and reused within piling mats. We also picked 4.5t of asbestos from the site, ensuring its safe and compliant disposal offsite.

Effective community engagement was critical to the success of this project. Our team regularly updated adjacent residents and business owners on timeframes and progress of works, as well as ensuring strict dust control and monitoring, in line with Mayor of London environmental standards.

Our team took control of traffic management onsite, tightly coordinating vehicle movements and working around school drop-off and pick-up times to minimise disruption.

## RESULTS

- Successfully delivered the project within a tight 20-week programme
- Completed works to strict Mayor of London sustainable design and construction standards
- Excellent health and safety practice onsite, with zero incidents