



DISMANTLING AND FAÇADE RETENTION OF FORMER CINEMA, EDINBURGH, SCOTLAND



Location: Buccleuch Street, Edinburgh	Client: Cruden Homes East
Contract Start: August 2014	Programme: 4 Months
Contract Value: CONFIDENTIAL	Services Provided: <ul style="list-style-type: none"> ▪ Temporary propping ▪ Hand demolition and dismantling ▪ Remote demolition (Brokk) ▪ Asbestos Removal ▪ Mechanical demolition ▪ Waste Management ▪ Heavy oil decontamination ▪ Road closure and heavy crane lift

Project Summary

The site was formerly the Odeon cinema and Daltons were contracted to demolish the former "Fly Tower" section which facilitated set changes in the theatre days and more recently housed 2 cinema screens. The site is located in a busy city centre location and surrounded by residential properties.

The objective of the project was to demolish the rear section of the building whilst leaving the façade of the main building intact. There were a number of site constraints that ranged from asbestos removal, structural stability of the remaining building, close proximity of neighbouring properties and the height of the structure being 20 metres in a small working area.

Daltons successfully put together a design and solution to work with all stakeholders to complete the project safely and to programme. The works involved removing the asbestos clad former queue shelter by hand at the front of the site to gain access to the structure. We then carried out an internal soft strip of the two cinema screens and seating areas. This in turn allowed for the foundations to be excavated for the three temporary support towers to be erected giving engineered stability to the remaining building.

The structure had a basement boiler room with heavy fuel oil tanks and asbestos lagged pipes, all of which were fully decontaminated by our experienced team of operatives.

The structure was surrounded with scaffold to allow access to remove the roof and reduce the walls to a safe height for mechanical works to be carried out. The roof structure consisted of four steel lattice frame trusses, these were removed utilising a self-erecting mobile tower crane with a full road closure. Each truss weighed over 10 tonnes.

The remaining walls were progressively reduced by hand and cleared away using skid steer loaders. At the 14 metre height the 45 tonne excavator was utilised with a multi-processor attachment to "munch" the remaining structure to grade.

Following the demolition the basement, floor slab and foundations were excavated and removed and recycled off site. Daltons were able to use their experience working in and around busy city centre environments with restricted space to completed the project safely, to programme and the client's objectives.