



DEMOLITION OF CITY CENTRE MIXED-USE DEVELOPMENT

Location: Gardners Crescent, Fountainbridge, Edinburgh	Client: Quattro Consult c/o Croyden Hotels
Contract Start: February 2013	Programme: 12 Weeks over 2 Phases
Contract Value: Confidential	Services Provided: <ul style="list-style-type: none"> ▪ Extensive Hand Demolition ▪ City Centre Demolition ▪ Asbestos Removal ▪ Internal Soft Strip ▪ Traffic Management ▪ Protective Works



Project Summary

The building was located in a busy Edinburgh City Centre location and was adjoining a residential block of flats on two sides. A live British Telecom exchange is located on the opposite side of the site, all of which remained operational during the works. The front elevation is bounded by a busy main road; Daltons implemented a strict traffic management plan and re-routed pedestrian footpaths. The Building was a mixture of stone, brick, concrete and steel frame with timber floors. Extensive amounts of asbestos insulation board was located throughout the property.

The project required extensive up front planning and liaison with all stakeholders; this included the local traffic officers, residential property owners, engineers and clients representatives. Daltons designed and implemented a traffic management plan to ensure traffic flow and safety was not infringed. The building had all notifiable asbestos removed by Daltons approved sub-contractor. Following this the structure was soft stripped to remove all fixtures and fittings to bring the building back to bare walls. The structure was then surrounded with a fully boarded scaffold to allow the building to be demolished by hand floor by floor. The stone work was removed level by level along with each timber floor. The steel frame was cold cut and removed in sections as the building was reduced in height. All rubble was dropped to grade within the basement using internal drop zones that were secured at all times. The hand demolition was down to first floor, thereafter the 20 tonne excavator was utilised to demolish the remaining structure to grade. All material was loaded into 8 wheeled trucks and transported off site for recycling.

We also carried out weatherproofing to the exposed gable where structures removed as a temporary measure prior to the construction works.

The project was completed with no incidents, on time and to budget. The project was part of a Considerate Constructors Scheme and a successful external audit was completed during the works.