

CASE STUDY

FRIGOSCANDIA COLD STORES, LONDON E15

Athlete's Village Project Stratford

Ahead of construction works at the 2012 London Village, Cantillon is bringing its demolition services to the Stratford site. Work is already underway at the 14-acre development, where Cantillon is safely stripping interior equipment and demolishing the existing Frigoscandia Cold Stores, in Temple Mills Lane.

Client:

The ODA

Principal Contractor:

Bovis Lend Lease

Contract Duration:

16 weeks

Contract Value:

£3 million



The company's £3m contract with main contractor Bovis Lend Lease includes clearing and levelling two large warehouses, a refrigeration plant and blast features, lorry parking, offices and workshops.

Cantillon's specialist removal service teams are also being deployed to safely extract all hazardous materials, including ammonia, glycol, asbestos, fuel tanks and transformers.

Before work began in August 2007, Cantillon had to carry out both ecological and bat surveys, as well as liaising with Cat Protection, the National Grid and CTRL.

Cantillon's contract is due to be completed in December. The first construction phase, which involves the development of 4,200 residential buildings and other accommodation at the village, will then begin in 2008.

The Environmental control of demolition work included:

- Diesel bowsers double banded and used for the storage of diesel for plant being used on site. Stored in a banded area previously used for existing fuel tanks
- Static plant positioned in drip trays with sand to absorb any potential fuel or engine oil spills
- Spill kits placed around the site to absorb any potential spills
- Hydraulic hoses placed into containers to prevent hydraulic oil discharging onto the ground
- Existing oils and fluids collected and placed in a banded area for removal. Fenced to prevent unauthorized access
- Spill kits and fire points positioned in close proximity to area
- Giant hog weed controlled and removed from site by specialist contractor. Liaison with The Environmental Agency to ensure compliance with special waste removal regulations
- Existing chiller plant carefully dismantled and removed for re-use on existing cold stores. Ammonia removed by specialist contractor and taken for incineration under controlled conditions
- Fluids being used on site stored on drip trays to prevent contamination of water ways, drain runs or ground to surrounding area



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- Non reportable asbestos cementitious sheeting being removed in a controlled manner, operatives access high level sheets using MEWP's J bolts cut, corrugated sheet material lifted and placed into front bucket of wheeled loader
- Demolition material segregated and placed into 40yds skips for recycling. Buildings soft stripped prior to demolition to prevent cross contamination of materials and reduce time period spent segregating materials
- Fluorescent tubes removed from light fittings and placed in Fluoriskip for recycling
- Drop areas fenced off to prevent un-authorised access during the soft strip of buildings Electrical items placed into WEEE skips for removal under WEEE regulations
- WEEE skip awaiting collection. All electrical item remaining on site collected and placed into WEEE skip for disposal under the WEEE regulations
- Waste paper from site offices and units being demolished placed into skips for recycling, skip signed to prevent cross contamination of material
- Skips loaded inside buildings where possible to prevent material from dispersing across the site, all skips netted prior to leaving the work area, records of recycling centres, waste carrier licenses retained on site for inspection
- Background air monitoring and noise level readings taken continuously during the demolition operation, specialist contractor carries out monitoring work and submits results on a weekly basis to the client
- Air monitoring carried out daily during the removal of non-reportable asbestos. A number of air monitoring points set up around the work area to ensure wind direction does not affect the level of monitoring, results submitted daily to the client
- Under ground fuel tanks degassed by specialist contractor. Decontamination certification issued to contractor and tanks removed from ground samples taken from the ground around the tank to ensure ground contamination has not occurred

Environmental control of demolition work:

- Removal of Giant Hog Weed carried out by specialist contractor. Plants identified, monitored and controlled prior to removal as specialist waste
- Concrete material generated during demolition crushed on site for haul roads and piling mats etc. Removal off site can be carried out where required by the client
- Japanese Knot Weed identified and controlled by specialist contractor. Removal carried out by Cantillon demolition under controlled environment, Liaison with Environmental Agency with regards to removal and disposal
- Removal of ammonia carried out by specialist contractor under controlled environment. Full review carried out of risk assessments, method statements . Audit trail logged on site to ensure compliance with the waste removal regulations
- Material segregated during buildings, operatives remove timber, metal during the removal of building foundations
- Above ground fuel tanks de-gassed, decontamination certification issued prior to removal
- Careful dismantling carried out where possible for recycling or re-use where required
- Lift plans, method statements carried out with full risk assessments prior to the works commencing
- On completion of demolition ground probed to remove hidden obstructions, drain runs, catch pits etc. Ground graded to required levels in preparation for piling mat etc
- Water used to suppress dust during the demolition of buildings. Demolition carried out using hydraulic excavators fitted with hydraulic jaws, grabs and hydraulic breakers

