

UK
CONSTRUCTION

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oakwood

demolition

ELMINGTON

A NEW DAWN

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PECKHAM PARTNERSHIP



Demolition paves way for Elmington Rebirth

As part of the Peckham Partnership Programme, Laing Partnership and Countryside Properties along side other contractors, are regenerating the Elmington Estate area of Peckham.

The scheme, which will cost up to £40M comprises the construction of made-to-order properties. The project reached a landmark stage in July this year, with the demolition of the first of the blocks of flats they are to replace.

The last part of Durfey House was flattened on Friday 19 July as part of a scheme to replace four blocks of flats and nearby properties on the Elmington Estate, Camberwell, with 232 low-rise houses and flats.

Durfey House, along with the Ayton, Dobson and Habington Houses, was targeted for demolition as part of Southwark Council's Elmington Regeneration Project.

The blocks, built by the GLC around 40 years ago, were doomed due to structural weaknesses.

Southwark Council's housing department surveyed each of the 375 households individually before drawing up a tailor-made plan to meet each of their needs and resident have been consulted throughout the process.

They are being given the option of moving to the new council homes being built on the estate or other properties elsewhere in the borough.

The homes being built as part of the Elmington project boast bigger kitchens and bathrooms than the old flats, and will give many residents their own garden for the first time.

Southwark's Executive member for Housing, Cllr Beverly Bassom, said: "Each household was asked what they wanted, and their priority has been to satisfy the people who wanted to stay on the estate with new build.

"The new properties are virtually made-to-order, so the residents should like them much better than the old ones."

The 80 households in Durfey House have been moved to other homes around Southwark while the first phase of building on the estate is completed. The whole scheme, which started in January, is set to finish in 2007.

Meanwhile in Peckham, another seven year scheme has reached its final year. This part of the Peckham Partnership involves £290M worth of schemes with the aim of regenerating Peckham by replacing old estate flats with new homes with gardens, as well as constructing a new library and healthy living centre. In addition to this, the partnership also includes town centre developments such as traffic management schemes, a new civic square, new lamp columns and banners.

As well as major developments, other improvements are taking place including employment and training schemes, educational projects in schools, community safety schemes and community development initiatives.

The partnership is currently running on target with the healthy living centre

now complete and the new library, designed by Alsop and Stormer, opened in May 2000.

The housing schemes are also on target with the Peckham 5B initiative recently completed. This extensive development included the construction of 72 new build flats and 63 one-, two-, three-, four-, five- and six-bedroom houses. The four-storey blocks housing the flats are clad in facing brickwork with concrete roof tiles and timber framed double glazed windows. Located throughout Clanfield Way, Farmborough Way, Copnor Way and Gosport Way in Peckham, the scheme was designed by BPTW Architects and constructed by Main Contractor, Countryside in Partnership.

The successful Peckham Partnership has created 520 jobs with 1,140 people being trained and gaining qualifications as a result of the scheme and 82 people entering self employment. As well as this, there has been a 40 per cent decrease in street crime with the introduction of CCTV cameras and a further 1,260 children accessing childcare places.

The Peckham Partnership is part of a wider regeneration scheme in Southwark where Southwark Council, in partnership with business and other public authorities, is building a new Southwark. This will involve wide-ranging initiatives that greatly enhance the borough and bring lasting improvements. Other smaller scale projects are also taking place and will be developed and co-ordinated by local groups with the aim of redeveloping areas by creating new jobs and encouraging community development.



Elmington

A New Dawn

The Elmington Estate is located in Peckham, London SE5. The demolition works for Elmington Phase 1 marks a further step in the regeneration of this part of the London Borough of Southwark under the direction of The Peckham Partnership.

The Peckham Partnership is guiding an overall scheme of regeneration in this part of South East London. Its aim is to create a revitalised area with high quality new and refurbished homes with better access to leisure, health care and community facilities.

Oakwood Demolition is one of Southwark's selected contractors and this scheme is the third such project executed by Oakwood within The Peckham Partnership.

Oakwood were invited to provide a fixed price competitive tender for the project. The Peckham Partnership, via Laing Partnership Housing, awarded the contract to Oakwood Demolition for the works, in two sections, commencing on 3rd December 2001.



Project Details

Section 1

- Soft Strip, Asbestos Removal and complete demolition of Caspian Community Hall
- Soft Strip, Asbestos Removal and complete demolition of Harris Street Garage blocks
- Complete demolition of Notely Street Garage blocks

Section 2

Soft Strip, Asbestos Removal and complete demolition of 11 storey Durfey House

Protection to the public was of particular concern bearing mind that all of the works are within a live housing estate - residential properties, a school and an old peoples' home are all adjacent to the site. Oakwood developed the project phase of the Health & Safety Plan with this and environmental issues such as noise, dust, vibration, disruption and vehicle movements to the fore.

Oakwood were asked to consider revised demolition methods for section 2 to allow new build works to start early, immediately adjacent to the footprint of the tower block. This meant access only being available from one side of the structure of the 11 storey Durfey House with others working within 6.0 metres of its base.

This was achieved with Oakwood choosing to install additional scaffold protection and screening and removing the plant rooms and top floor using hand demolition techniques. At this level, Oakwood's Daewoo 450 long reach machine and equipment could safely demolish the building from one side with full control of the structure.

Close liaison between all parties has been essential, especially in advising and informing tenants of when they are likely to be affected by the works and who is responsible for their welfare.

Oakwood now have the works well advanced, recycling all materials and they will complete the project safely and to programme despite the method of works having to be altered.

Oakwood Demolition's Project Team:

Kevin Lynskey - director
Mark Lennon - contracts manager
Nick Murray - project manager
Eamonn Drake - site manager

ELMINGTON ESTATE

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