

Demolition of 233 – 247 Old Kent Road, London, SE1 5LU.

Frequently Asked Questions



Why are these works happening?

The structure is to be removed to facilitate the Penry Street new homes development and three new retail spaces to assist the local area and residents.

What about noise?

Noise will be a major consideration; DDS Demolition will make every effort to work within current legislation & HSE guidelines to mitigate excessive noise.

How will noise be controlled during the demolition phase?

Inevitably there will be some noise, however several steps will be taken to keep this to a minimum and within the permitted levels outlined by The Control of Noise at Work Regulations 2005. The structural demolition of the buildings will be undertaken using low percussion methods and working on a bay by bay basis, as these are the safest, most practical and efficient ways to undertake demolition of this type of structure. Noise levels will be continuously monitored throughout the works and methods will be adapted if the need arises.

What about dust?

We understand dust is a big concern to residents and businesses alike. While dust creating activities are being undertaken, a fine water spray system will be used in the immediate area and various site location's to catch dust particles in the air and prevent excess dust pollution to the local environment. We will always be monitoring this on a

regular basis, please do bring it to our attention if you have any concerns or feel further improvement is needed, we will do our best to facilitate this.

What are the working hours?

From 08:00 to 18:00 (Mon-Fri)
08:00 to 13:00 (Sat)

Are you looking to employ any additional staff for this project?

This project has been resourced already using our competent in-house team, but if you have the relevant CCDO Cards please do contact the office and we can take your details for future reference should a position arise.

How long is this demolition project going to take?

Approximately 16 weeks, with work finishing in October 2020. However, please be aware that due to the nature of the work this may be subject to change either way, dependant on how smoothly the contract progresses. It is not uncommon for unforeseen obstacles to arise which can delay our programme or in fact accelerate the works.

Will the roads or footpaths close?

DDS Demolition has designed the methodology of this contract to include the minimum amount of disruption possible. The main vehicle access to the site will be located off the Old Kent Road, we are going to operate a 2-gate system to enter and exit the site which should minimise vehicle reversing and potentially blocking roadways/footpaths. The site perimeter hoarding will be on the existing boundary line to Old Kent Road and Penry Street, all works undertaken should not have any adverse effects on the surrounding footpaths and highways.



Will there be any changes to bus running times?

DDS have been working closely with our sub-contractors and the local council to try and ensure the least amount of disruption is caused to residents and commuters. We do not believe there will be any disruption caused by our works to bus running times but unfortunately DDS has no influence over the Council's intentions with the bus timetable. They are fully aware of our programme of works, and you will need to speak to them about their intentions with this.



Where is the construction and demolition debris being disposed of?

Most of the waste arising from this facility will be taken to a licensed waste processing plant, where it will be processed, recycled and re-sold back into the construction industry. We anticipate we will be able to achieve a recycling rate of 97% of the waste from this site. All hardcore/concrete from the structures will be processed on site and reused within the future development programme.

What is being done to minimise disruption to nearby businesses?

There will be some inconvenience while work is being carried out, especially at the early stages of the works. During this time, we would like to ask for your co-operation in maintaining good streams of communication to enable us in facilitating your requirements and prevent unnecessary disruption. Within the site, routes will be continually changing to accommodate the progression of the works, if we feel this is going to impact on the congestion around the local area we will be notifying businesses as early as possible of any major changes to minimise confusion and disruption. It is essential that good communication streams are maintained between DDS and concerned parties to prevent excess disruption, with Health & Safety remaining of paramount importance always.



www.dds-demolition.co.uk

DDS Demolition appreciate that while these works take place it may have an impact on the local community, and could potentially disrupt the day-to-day lives of residents, and operations of local businesses. We pride ourselves on having good relationships with everyone affected by our works and are very approachable to listen to your concerns. We will do everything in our power to minimise this, and strongly encourage anyone concerned to speak to our Site Manager who is based on site.