

Penry Street New Homes

Meet the Contractor

Demolition and Enabling Works at:

233 – 247 Old Kent Road, SE1 5LU

Tuesday 16 June 2020

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1.02 LOCATION PLAN



Existing Site Plan

— Site Boundary N 0 25 50 Scale: 1:1250 @ A3

Project Summary

Project Background & Objectives

- Quality new build homes by the council
- Committed to creating 11,000 new council homes by 2043
- New homes on the site of the former petrol station at the corner of Penry Street and Old Kent Road
- A five storey mixed use building with cycle parking at ground level, garden areas and a roof garden

The scheme will deliver:

- **24 residential mixed tenure homes** (13 council and 11 private homes)
- **3 commercial units** (with 3 accessible residential units on the ground floor)



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Project Summary

Work Phases

Works to develop the site is in two phases between 2020 and 2022:

Phase 1: Enabling works includes demolition and tank removal

To commence 17th June 2020

Contractor is DDS Demolition Ltd

Phase 2: Main construction works

Additional design to for new fire safety features

Planning amendments to incorporate design changes

Contractor yet to be appointed with works to commence 2021

Hoarding will be maintain between two phase to keep the site secure.

Contact for any queries between the phase is

jacqueline.flynn@southwark.gov.uk or 0207 525 3208



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Contractor

DDS Demolition

www.dds-demolition.co.uk

- Family run company trading for over 40 years.
- Operate the site in a professional manner and to the highest safety and environmental standards.
- All demolition works will be carried out in accordance with BS 6187:2011 - Code of Practice for Demolition
- Fully segregate and protect the local environment, General Public and adjacent buildings

- Contracts Manager



- Eric Rosay
- Site Manager



- Dan Pettman

Health and Safety

Consideration	Description
General Construction	Measures in place to ensure safe working environment with interaction with public.
Covid - 19	Welfare of workforce. Compliance with Central Government guidelines.
Noise, Dust and Vibration	<ul style="list-style-type: none">• Dust, noise, and vibration monitoring positions will be established around the site where and when deemed necessary.• Readings will be taken for dust and noise to establish background levels using handheld or static meters as required.• Regular readings will be taken during the works
Dust	<ul style="list-style-type: none">• Dust will always be controlled and kept to a minimum by damping down with water at source in accordance with Environmental Protection Act 1990.• Various methods of suppression to be used depending on the working environment and activity.• Drains may be bund prior to structural demolition to prevent dusty water unlawful discharge into surface water drains.

Works Details

ACTIVITY

Installation of hoarding to secure the site, and establish traffic/pedestrian management routes

Erect scaffolding to Penry Street

Remove hazardous materials and Soft strip buildings

Demolish structures and break out ground floor slabs and foundations

Crush concrete / hard-core and reuse on site and remove from site other demolition materials

Clean, purge and remove redundant fuel tanks and backfill

Leave site clean, tidy and safe on completion

Initial works for the first month

- The first three items adjacent
- Demolish canopy and garage building down to ground level
- Commence structural demolition of 3 story house on Penry Street

Frequently Asked Questions

- **Why are these works happening?**
- **How will noise be controlled during the demolition phase?**
- **What about dust?**
- **What are the working hours?**
- **Are you looking to employ any additional staff for this project?**
- **How long is this demolition project going to take?**
- **Will the roads or footpaths close?**
- **Will there be any changes to bus running times?**
- **Where is the construction and demolition debris being disposed of?**
- **What is being done to minimise disruption to nearby businesses?**

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.



www.dds-demolition.co.uk

If you do have any concerns/ comments / complaints please contact either of us via the phone number below or simply come to the gate and speak to Dan Pettman, who can contact us.

Eric Rosay
(Contracts Manager)
on **01843 821555**

Dan Pettman
(Site Manager)
on **01843 821555**

or email
info@dds-demolition.co.uk

What Next?

We will deliver at the end of all works:

- Elevations simply detailed and robust with height of new development ranging from 3 to 5 storeys.
- High quality buff brick building with the corner element faced in a contrast blue/grey/purple brick with a dark mortar
- Roof-top elements cladded in zinc
- Good local transport links nearby, so scheme is car free
- Ground floor flats have private gardens to the rear
- Upper floors have generous balconies
- 3 retail units facing Old Kent Road at street level

If you would like to have a copy of this presentation it will be uploaded to the council website for Penry Street New Home shortly <https://oldkentroad.org.uk/enabling-works-at-penry-street> along with written responses from DDS to the frequently asked questions.



CGI - View from Surrey Square

Any Questions?