



Project of the Year – Over £2 Million

CASE STUDY

CHANDLESS ESTATE

Working Hours: 35,784 Accidents: Nil

Thompsons of Prudhoe were appointed as Principal Contractor by Gateshead Council to undertake the demolition, asbestos removal, site clearance and restoration to grassed amenity space of the entire Chandless Estate in Gateshead, built in the 1960s.

The first phase of the 33 month project began in January 2012 and all demolition, site clearance and restoration of the final phase was completed in October 2014. The total Project Value was £2,525,000 including contingencies, but the actual value was just over £2m.

The value of the Phases was:

- Phase 1: £65,000
- Phase 2: £765,000
- Phase 3: £535,000
- Phase 4: £645,000



DEMOLITION SPECIALIST OF THE YEAR 2014 WINNER



Project:
Chandless Estate

Client:
Gateshead Council

Contract Administrator:
Gateshead Council

Project Value:
£2 Million

Duration & Year
2 Years 9 Months
2012 - 2014

Key Aspects:
Asbestos Removal
Strip Out
Super High Reach
Live Services
99% Recycling Rate

THOMPSONS
 OF • PRUDHOE

Princess Way, Low Prudhoe,
 Northumberland, NE42 6PL

www.thompsonsofprudhoe.com

info@thompsonsofprudhoe.com

Tel: +44(0)1661832422



The works comprised the demolition and asbestos removal of:

- 3x 16 storey blocks of reinforced concrete flats totalling 384 residential units
- 12x 4 storey residential block of maisonettes containing 168 units in total
- 56x single storey car garages
- 1x single storey day centre
- 1x single storey 230m² retail unit
- 5x bungalows
- 1x 3 storey office block
- 4x playground areas

As well as their height, proximity to traffic and neighbours, the 16 storey blocks posed significant technical questions. Immediately below the windows on the outside of each of the flats was an asbestos insulation board, which had to be removed under licensed conditions. A method was successfully developed which enabled the safe removal of the asbestos from within the flats, notwithstanding the height of each block.

Each block was then mechanically demolished using a 150tonne super high reach demolition excavator equipped with a 2.5 tonne shear attachment and assisted by two other demolition excavators fitted with concrete pulverisers.

All slabs and foundations were removed, areas graded with subsoil, topsoil, cultivated and then seeded. **47,000 tonnes of material was produced** during this demolition project. Excluding the asbestos tonnage, we **achieved a recycling rate of 99.4%** through careful segregation of all concrete, brick, soil & stones, plasterboard, green waste and timber. The remaining mixed demolition waste was sent to our dedicated waste recycling facility for further screening and separation into brick and concrete for recycling and residual material for disposal to landfill.

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All works were carried out in a busy, built-up residential area located on the immediate periphery of Gateshead town centre, where the A167 flyover (less than 15 metres away) cuts through the town from the Tyne Bridge through to the A1 and other trunk roads. Environmental issues for all local residents, local businesses and road users had to be considered at all stages.

During the demolition works an air vent structure for the Tyne & Wear Metro underground transport system, running below ground adjacent to one of the 16 storey blocks, had to be protected and vibration monitoring undertaken throughout.

In summary, across the whole of the phases, Thompsons carried out the whole of the asbestos removal, demolition and restoration of the Chandless Estate:

- for a total value of £2Million
- in a highly visible, busy city centre location
- recycling nearly 47,000 tonnes of material
- in 35,784 man hours
- without a single injury.

CASE STUDY CHANDLESS ESTATE



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Chandless Estate

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Council**

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