

Demolition of Ombersley House, Woodberry Grove, N4

The aim of the Woodberry Down Regeneration Programme is to develop “a total living environment where people want to live and work”. It will include the demolition of many existing properties and the building of new homes, which will be a mixture of private, affordable and social housing tenures. In addition the regeneration will improve the facilities in the area with improved open spaces, roads, retail and business premises, schools, health and community centres.

The first block to be demolished on Woodberry Down is Ombersley House on Woodberry Grove North. The asbestos removal that is required prior to demolition has now been completed.

The Woodberry Down Regeneration Team is aware that residents in the immediate area will want to have information about how the demolition will be carried out. This information sheet is intended to answer resident questions by explaining how the demolition will be undertaken and how key environmental issues will be managed.

A specialist Project Manager from Hackney Technical Consultancy has been appointed to manage the demolition of Ombersley House on Woodberry Grove North. Paul Farrell has managed many demolitions in Hackney including Trowbridge, Holly Street, Nightingale and New Kingshold Estates. He will be ensuring strict regulations and statutory requirements that govern demolition are adhered to whilst monitoring the demolition at Woodberry Down.

If you do have any further questions please call the Community Consultation Team on 0800 694 2109.

How the demolition will be carried out

1. The site will be secured with a barrier/fence to prevent unauthorised entry and to protect the public from the demolition works.
2. All flats will be ‘soft stripped’ - all internal fittings, windows, doors etc. will be removed.
3. Full building height scaffolding will be constructed and will be covered with sheeting to prevent any dust escaping.
4. The roof will be dismantled with the materials lowered to the ground and taken away from the site by truck.
5. The main structure will be demolished floor by floor by small machinery operating from inside the building. This will reduce the noise and dust. Rubble will be crushed on site to reduce dust.
6. The foundation slabs will be broken-up and dug out with an excavator and crusher. Digging out the foundations will involve more noise; however mufflers and other insulation methods will be used to reduce noise as much as possible.
7. The dug out foundations will be filled-in to reinstate a level surface.

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Key Issues

Asbestos - This will be handled and removed from the site by a specialist asbestos removal company strictly in accordance with the Health & Safety Executive requirements and in accordance with the Control of Asbestos at Work Regulations 1987. The asbestos removal from Ombersley has now been completed.

Dust - Water sprays will be used to keep dust down during the demolition and loading operations. Lorries carrying away rubble will be adequately covered to prevent dust escaping during transportation away from the site. Dust will be minimised in accordance with The Clean Air Acts 1956 & 1968.

Noise - Inevitably there will be some noise however a number of steps will be taken to keep this to a minimum and within the permitted levels prescribed by The Noise at Work Regulations 1989. The demolition of the main structure (apart from foundations) will be floor by floor and from inside the building where possible.

Traffic - A traffic controller will continuously manage the arrival and departure of trucks from site access points to ensure pedestrian safety and minimise disruption to local traffic flows. There will be an area on site for trucks to turn around. The route into the site will be via Green Lanes at the end of Woodberry Grove. This will minimise the traffic going past Woodberry Down Primary School on Woodberry Grove.

Security - The demolition site will be secured by a 2.4 metre hoarding fence around the perimeter to ensure the public are kept safe from works. There will be a security guard on site during out of work hours. This should also safeguard against any potential flytipping issues. A 24 hour phone number for the project manager can be supplied by the Woodberry Down Regeneration Team.

Work Hours - Work on site will be between 8am and 6pm weekdays.

Inspections - A Clerk of Works resource will be used to undertake site inspections to ensure strict regulations and statutory requirements for demolition are adhered to.

Access - The footpath behind Ombersley will be cut off during the demolition works. Anyone wishing to walk between Bewdley and Dean Houses should use Woodberry Grove during the demolition works.

Rats - Appropriate rat removal methods will be used by the contractor before demolition work commences. Below ground service connections opened up as a result of excavating Ombersley House foundations will be blocked off. If rats become a problem elsewhere on the estate necessary action will be taken by Hackney Council / PCHA to remove the rats.



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If you do have any further questions or wish to have a copy of the area plan please contact the Community Consultation Team on 0800 694 2109 or visit 151 Woodberry Grove.

