



Location:	Chelsea, London
Project Value:	£5,000,000
Project Start Date:	October 2007
Project Completion:	May 2009

Project Information

The redevelopment of the Lots Road power station to mixed use residential and commercial premises. The site comprises a substantial Edwardian (1905) power station building which is neither listed nor located within a conservation area, although the neck of Chelsea Creek and the riverside are in the Thames Conservation Area.

Our Involvement With The Contract

- Installation of temporary services.
- We received a type 2 survey from the client and produced a fixed price, lump sum bid for the removal of all asbestos from the structure.
- Quantify and programme the works with due allowance for other trades and site conditions.
- Provide expert guidance to the CDM co-ordinator as to the methods of working that will be adopted in order to successfully and safely complete the project.
- Design a method of working that was appropriate in order to remove or encapsulate the waste so as to prevent risk to occupiers of the structure, other workers on site, Caswell Group employees or anyone else who came into contact with the risk.
- Provide risk assessments and COSHH sheets tailored for the project
- Design and provide specific encapsulation environments in order to provide negative pressure enclosure containment to prevent asbestos contamination during the course of the works.
- Provide suitably skilled and trained management and directly employed labour to undertake the contract works at sufficient resource levels to complete the project within the contract programme
- Provided the access scaffold and temporary working platforms to allow works
- Provide waste removal for contaminated waste to our own licensed waste transfer station.

Particular Challenges

- The sensitive nature of the project, the scheme was opposed by many residents.



- This was the largest asbestos removal scheme in London this century and required significant labour and management resources.
- The scheme was under great scrutiny due to the opposition to it which involved many high profile barristers and solicitors.

