

THE STORY

South Oxhey is a small town suburb of Watford, Hertfordshire. The area has a high volume of social housing with several developments that were originally constructed in the 1950s and 60s. Many of the commercial and residential units were tired or vacated and in a state of disrepair.

The standard of accommodation, following years of use, was not up to the modern standards that are expected and presented a variety of health and safety issues. In general, the area was ready for redevelopment to breathe in new life and create fresh opportunities.

The local council initiated a multi-phase regeneration project, with Countryside Properties identified as the primary developer.

We were selected by Countryside to lead on the demolition and groundwork elements of phase 2 of the redevelopment.



South Oxhey , Autumn 2020



THE CHALLENGE

The site at South Oxhey presented a variety of interesting challenges that required careful planning. These challenges were related to technical, health & safety and community matters. Drawing upon years of experience we were able to put appropriate measures and methods in place, ensuring safe and efficient progression of the programme of works.

Challenges presented by the project include:

- Old and dilapidated properties with unknown health & safety issues that required extensive investigation
- Embedded within a residential community - requiring sensitivity, careful planning and collaboration to minimise disruption and maintain positive community relations
- Significant volumes of asbestos that needed containment and careful management

The challenges presented by the nature of the site required detailed planning, collaboration with utility providers and local authorities along with extensive risk assessments and health & safety training with staff. The programme of works drew upon the range of services beyond pure demolition, including bulk excavation, remediation, asbestos management, screening, stabilisation and piling mat installation.





THE PROJECT METHODOLOGIES

Linked to the challenges presented by the site, this project comprised several phases and has required a number of different methodologies to be employed.

Specialist teams within Rye's Environmental group addressed the issue of hazardous waste such as asbestos across the properties, whilst close collaboration was required with utility providers to manage the disconnection of services.

A range of methodologies were used throughout the project, including soft-strip by hand, ground level demolition and high-reach works. Large volumes of arisings were crushed, with it all being reused on site. Aside from the demolition phase of work, our specialist ground workers managed the bulk excavation, levelling and stabilisation of the site, leading to the installation of the piling mats before handing the site back to Countryside Properties for onward development.

Throughout the project we deployed our extensive fleet of owned plant and machinery, including excavators, high-reach machinery, dumpers, screeners and dust suppression units. The availability of our own machinery removed the potential for delay and reduced costs for the client, as third party hire was not required.



THE IMPORTANCE OF PARTNERSHIP

Demolition can appear to be chaotic, however through extensive planning and collaboration with Countryside Properties we were able to ensure the project progressed smoothly and any unexpected challenges were swiftly addressed.

Working on such a tight site with a variety of challenges means that both the client and contractor need to remain agile and able to respond to the unexpected.

The close working relationship allowed this to happen, with frequent meetings and site reviews between Countryside and Rye management teams.



THE SUSTAINABLE STANDARD

The Sustainable Standard is a philosophy that ensures we hold ourselves to account across a variety of pillars.

We are proud of an exemplary safety record on this project, a standard setting recycling and re-use rate and positive community relationships.

A bulk of this project has taken place during the Covid era, requiring additional safety measures to be put in place and extra training and vigilance across the operation.

Across all projects we work hard to ensure optimal results, delighted clients and a happy and healthy workforce that learns every day.



THE CLIENT VIEWPOINT

"The diligence and professionalism of Rye Group throughout this project was exemplary and we are very pleased with the outcome. Their communication, attitude to safety and careful planning instilled a sense of confidence in us and left us assured that our site would be well managed and works completed on time and to budget."

Pavil Vassiljev, Project Manager - Countryside Properties Ltd