

AILS A WHARF, BOW

CLIENT: Country Garden
LOCATION: Docklands, London
SECTOR: Commercial and Residential
VALUE: £4.5m

SCOPE

Downwell was appointed by Country Garden to deliver a comprehensive package of enabling works at Ailsa Wharf, a former industrial site in Bow, East London. The initial phase involved the safe removal of Japanese Knotweed, alongside the demolition of all above-ground structures. Following the successful completion of these works, our remit was extended to include a full suite of enabling services critical to the site's regeneration.

Our team undertook:

- ▶ Asbestos removal
- ▶ Land remediation
- ▶ Civils/Enabling works
- ▶ Drainage installation
- ▶ Demolition

Delivered over a 40-week programme, the works were carefully sequenced to support the client's development timeline and ensure minimal disruption to the surrounding area.

CHALLENGES AND EXPERTISE

The site's proximity to the River Thames introduced a number of environmental and safety considerations. We worked in close collaboration with the Port of London Authority and the Environment Agency to prevent any material run-off into the watercourse. A bespoke Safe System of Work was developed to mitigate the risk of operatives working near open water, incorporating physical barriers, enhanced PPE protocols, and dedicated rescue provisions.

OUTCOME

The project was completed on time and within budget, with all environmental and safety objectives met. Our integrated approach and technical expertise provided a solid foundation for future development phases and reinforced our reputation for delivering complex enabling works in challenging urban environments.

