

BERMONDSEY CAMPUS

CLIENT: Greystar
LOCATION: Bermondsey, London
SECTOR: Commercial and Residential
VALUE: £2.95m

SCOPE

The project comprised the full demolition and remediation of an existing educational campus in preparation for future redevelopment. Key elements included:

- ▶ Demolition of existing school buildings, sports hall, and Sugar House Studios
- ▶ Full site clearance and ground remediation works across the campus

Preparation of the site for the future construction of:

- ▶ Residential properties
- ▶ Commercial and retail spaces
- ▶ Public realm and landscaped areas
- ▶ Delivery of works in two distinct phases to align with the decanting of the school into the newly constructed facilities
- ▶ Coordination with multiple stakeholders to ensure continuity of operations during the transition period

CHALLENGES AND EXPERTISE

A live 1.5-metre Thames Water sewer running across the site required continuous movement and vibration monitoring. With residential properties and a secondary school surrounding the site, strict noise and dust controls were enforced, including continuous dust suppression and carefully scheduled breaking works.

Despite these constraints, the team maintained progress through extended working hours, additional plant, and a considered demolition methodology, completing the works within the original contract programme.

OUTCOME

The works were completed safely, on programme, and in full compliance with environmental and operational requirements. The site was handed over fully cleared and remediated, ready for redevelopment.

This project demonstrates Downwell's capability to deliver complex demolition and remediation works within sensitive, live urban environments while upholding the highest standards of safety, quality, and stakeholder engagement.

