

UJIMA HOUSE

CLIENT: Wates
LOCATION: Wembley, London
SECTOR: Commercial
VALUE: £800,000

SCOPE

Downwell were appointed to undertake the full demolition and enabling package at Ujima House, working collaboratively with sister companies Inner City Environmental and Inner City Scaffolding.

The works included:

- ▶ Complete soft strip of internal finishes and removal of all asbestos-containing materials
- ▶ Erection of full access and protection scaffolding
- ▶ Structural demolition utilising a specialised high-reach machine
- ▶ Removal of slabs and foundations in a controlled and sequenced manner
- ▶ On-site processing and crushing of materials to 6F2 standard for reuse in the piling mat
- ▶ Coordination between multiple disciplines to ensure efficient and compliant project delivery

CHALLENGES AND EXPERTISE

Restricted access and weight limitations at the rear of the site required coordination with an adjacent development to share access and egress routes. Located near a busy road, school and public footpath, the site demanded strict environmental controls, including continuous monitoring and management of dust, noise and vibration to maintain safety and minimise disruption.

OUTCOME

The project was delivered safely and efficiently through effective collaboration and environmental management, resulting in a fully prepared and compliant site ready for future development.

