

BLACKFRIARS ROAD

CLIENT: JTRE

LOCATION: Blackfriars, London

SECTOR: Commercial & Residential

VALUE: £1,010,000

SCOPE

The project involved the demolition and remediation of a former sheltered housing complex and adjacent hospitality venue, enabling the redevelopment of a prominent Blackfriars Road site. The scheme will deliver a 21-storey office building alongside a 15-storey mixed-use block comprising 62 almshouses, a charity hub and a community hall.

Working within a constrained central London environment, the enabling works required careful planning and coordination. Key elements included:

- ▶ Identification and removal of asbestos-containing materials
- ▶ Soft strip works to prepare structures for demolition
- ▶ Demolition of multiple buildings across the site
- ▶ Management of site logistics within a live commercial and residential setting
- ▶ Implementation of a robust Traffic Management Plan
- ▶ Coordination with specialist contractors to deliver compliant remediation

CHALLENGES AND EXPERTISE

The presence of asbestos-containing materials (ACMs), typical of buildings dating from the 1970s and 1980s, presented a key challenge. Additional ACMs were identified as structures were opened up, requiring a controlled and responsive approach to avoid programme delays.

Early engagement with Downwell Group specialists at Inner City Environmental enabled swift assessment, liaison with statutory authorities and the implementation of a comprehensive remediation strategy.

The site's location on a TFL 'Red Route' added further complexity. A detailed Traffic Management Plan, including dedicated marshals, ensured safe access and egress while maintaining traffic flow and protecting road users and pedestrians.

OUTCOME

The project was successfully completed on programme, delivering a fully cleared and remediated site ready for redevelopment. It demonstrated Downwell's expertise in safely delivering enabling works within complex, high-traffic urban environments.



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