



Townmead Estate – Regeneration Scheme, Fulham

Getting to Grips with Waste

Client: Shepherds Bush Housing Association
Architect: Living Architects
QS: Madlin & Maddison
Value: £ 23 million
Period: 157 weeks

Project Brief



- Design and Build Contract for the Regeneration of Townmead Estate in Fulham, Mansell's largest social housing project
- Demolition of residential flats and maisonettes whilst preserving the underground parking situated below the housing deck
- Constructing 5 multi-storey blocks containing flats; new houses, shops, tenants hall, doctors surgery and central ball court communal area.
- Extend the capacity of the underground parking area

Introduction - Key Issues

- To ensure that less than 20% of waste produced throughout the project is sent direct to landfill. Achieved by on-site segregation
- To raise environmental awareness of our sub-contracted staff
- Recognising that virgin materials exert avoidable pressure on the external environment and as a result incorporating the use of recycled and sustainably sourced products within the project.
- To adapt standard working practices to reduce the effect of nuisance on the neighbouring residents.

The Problem and Solution - Results



Successful Waste Management–

The most important factor in achieving a productive on-site and segregation programme is to ensure that all site operatives are committed to its success. This project benefited from an on-site Logistics Manager, whose sole responsibility was to co-ordinate waste management issues and to ensure that all staff actively segregated, reused and recycled at least 80% of its waste arisings. The Logistics Manager carried out periodic monitoring of the site, which guaranteed compliance with the segregation measures, created monthly reports summarising quantities of waste types collected and recycled, which monitored the progress of the scheme. Site staff were given details of the project's recycling expectations prior to works as well as induction training, which highlighted segregation requirements.

Segregation was simplified by the provision of smaller intermediate bins (wheelie bins) in key areas for bulking up. Workers were allocated to collect the bins and segregate into larger skips in the main waste storage area at the end of the day.

Staff working on this project received induction training and toolbox talks, which highlighted Mansell expectations of waste management and the proposed segregation regime. The project also received a visit from the Café Van, a Government funded scheme which offers environmental awareness training to site staff during their tea breaks. This proved successful and Mansell have invited Café Van to visit a number of sites within the London area.

Benefits - Innovations

Townmead employed the use of a mobile crusher, which crushed the materials created during demolition. This process produced a high quality hardcore material that was used on-site. The recycling of demolition waste benefits the environment by preventing waste disposed direct to landfill as well as avoiding the associated landfill tax.

This project actively sought to use recycled materials into its construction phases. As a result conventional paving sand was replaced by a product made from 100% crushed glass. Choosing to use alternative resources such as recycled glass reduces the demand for valuable resources, which is a significant environmental achievement, which resulted in a financial saving of £5,000. In addition all of the timber was procured from sustainably managed forests.



Key Learnings - Lessons Learned

Mansell reduced their impact on the local environment during demolition by the use of a 'mechanical long reach crusher', which reduced noise and dust due to a supply water supply being directly at the point of impact. This limited disruption to the neighbouring residents' day to day activities.

For Further Information:

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