

# CASE STUDY

## PACKINGTON ESTATE, ISLINGTON, N1

The regeneration of the Packington Estate, Islington is due to take over eight years to transform the complete estate in its redevelopment.

Client:

Rydon Construction / Hyde  
Housing Association

Contract Duration:

20 weeks

Contract Value:

£900,000



Cantillon were awarded the contract for Phase 2, which consisted of three 6 storey buildings constructed of Large Panel System blocks (LPS). The initial structural investigations conducted by Conisbee Structural Engineers identified a fragile system of precast concrete wall and floor slabs. These are known to be prone to progressive collapse and the conditions of existing construction joints can vary greatly.

After careful consideration on methodology and consultation with Conisbee and Rydon Construction, Cantillon were awarded the project due to the significant program advantage available to the client as a result of the safe system of work proposed.

All buildings were decanted for Cantillon to undertake the soft strip of materials and asbestos removal of artex ceilings and AIB panels to each dwelling's frontage.





As part of the structural investigations Cantillon identified areas of extra sensitivity which would require controlled demolition and deconstruction. These areas abounded the site perimeter in a number of locations, also two of the three buildings were connected to occupied properties with multiple residents.

The fragile nature of the precast elements coupled with modern demolition regulations and industry best practice including the close proximity to the residents, resulted in the strictly controlled deconstruction process been used until a suitable exclusion/buffer zone had been formed.

Thereafter a long reach excavator equipped with a hydraulic processor was used to demolish the remaining structure.

After demolition to ground floor was completed, Cantillon removed all the existing foundations, and pile probed the entire site to clear the ground for the new rebuild scheme to commence.

Recycling was at the forefront of Cantillon's operations on site. All concrete on site (approximately 15,000m<sup>3</sup>) was crushed and left on site for the new build to use as pile mats and general site fill.

As a company standard, all dust, noise and vibration, was monitored, addressed, and contained within the guidelines set by Islington Council prior to the job starting. Cantillon went to extra measures with dust imitations by bringing in a 'Dust Boss' (water misting cannon) to keep dust levels to an absolute minimum for residents and stakeholders.

The key focus on any inner city / estate project is to maintain relationships and keep all stakeholders happy and not impact negatively on the surrounding areas. Cantillon kept the client updated with information about the progress of the works for the Residents Committee meetings.

Throughout the project, Cantillon recorded progress of the demolition stages of Phase 2 with timelapse photography which is a perfect example of Cantillon at work, it can also be seen on the company website.

Cantillon also sponsored the Residents Open Day held by clients Rydon and Hyde, which was a celebration of the completion of Phase 1 for everyone on the estate and surrounding areas to enjoy.

Cantillon maintained it's high levels of customer satisfaction as well as local liasion and received no complaints during the works from any stakeholders.

