SHORTS

WASTE MANAGEMENT | DEMOLITION | PLANT & TOOL HIRE

Project Overview

Client:

CALA

Programme Duration:

10 Weeks

Scope:

- Demolition of former manor house extended for office use
- Removal of asbestos identified within the R&D survey
- Demolition to underside of slab
- Grubbing up of foundations
- On-site crushing and reuse of arisings

Case Study: Thorpe Lea Manor - CALA

Shorts Group was appointed by **CALA** to undertake the demolition of **Thorpe Lea Manor**, a large former manor house that had been extended over time for office use. The project involved demolition of the structure down to **underside of slab**, removal of all foundations, and preparation of the site for the developer's follow-on works.

On completion, the site was handed back in a condition that allowed **immediate commencement of the main build works**.

Key Challenges

1. Fire Damage & Unauthorised Access

Although initially anticipated to be a straightforward demolition project, complications arose when it was discovered that the building had been **broken into and subject to a fire** prior to Shorts Group taking possession of the site.

This introduced additional risks, including:

- Structural instability
- Fire-damaged materials
- Hazardous debris and contamination

2. Electrical Safety – Photovoltaic (PV) Panels

While utility disconnections had been completed, it was identified that **PV panels remained installed on the roof**. Despite the incoming electrical supply being disconnected, there was still a **potential live electrical feed** from the PV system, presenting a serious safety risk.

Our Solution & Methodology

Safety Inspections & Controlled Soft Strip

Upon taking possession of the site, Shorts Group carried out **comprehensive safety inspections** and implemented a **controlled soft strip** of the fire-damaged areas. All works were undertaken under strict control measures to ensure the safety of site operatives and maintain compliance.

Utility Risk Management & PV Disconnection

The issue of the PV panels was immediately raised with the client. Shorts Group was instructed to engage specialist **utility disconnection engineers**, who attended site to:

- Safely isolate and disconnect the PV system
- Confirm the building was fully electrically dead
- Remove the PV panels **by hand prior to demolition**

This eliminated all electrical risk before demolition works commenced.

Controlled Demolition & Site Preparation

Following completion of soft strip and safety measures:

- The building was demolished to **underside of slab**
- All foundations were removed and **grubbed up as required**
- All demolition arisings were **crushed on site** for potential reuse

The site was then handed back ready for the developer to take possession and commence the main construction works.

Outcomes & Learning

✓ Fire-damaged building safely managed and demolished
✓ Electrical risks from PV panels identified and eliminated
✓ Asbestos removed in line with R&D survey findings
✓ All crushed arisings reused on site by the developer
✓ Site handed back ready for immediate redevelopment
✓ Project delivered **safely and within the £150k budget**

Learning Outcome:

This project demonstrates the importance of **thorough site inspections on possession**, effective management of **unexpected hazards**, and proactive escalation of safety risks. Shorts Group's disciplined approach ensured that unforeseen issues were addressed safely and efficiently, allowing demolition works to proceed without incident.