



Case Study: Twickenham – Greggs Bakery

Shorts Group was appointed to undertake the **demolition of a redundant Greggs bakery** located in the centre of Twickenham. The site was surrounded by approximately **120 residential properties**, creating a highly sensitive environment with limited tolerance for disruption.

In addition to the residential constraints, **one site boundary directly adjoined live Network Rail infrastructure**, introducing further safety, approval, and compliance requirements. The existing buildings comprised **steel portal frame structures with asbestos cement roof sheets**, positioned in **very close proximity to site boundaries**, leaving minimal working space.

This project represented **Shorts Group's first commission for this developer**, making the successful delivery of the works particularly important from both a technical and relationship perspective.

Project Overview

Programme Duration:

26 Weeks

Scope:

- Demolition of redundant Greggs bakery
- Removal of licensed and non-licensed asbestos
- Demolition of steel portal frame buildings with asbestos cement roofs
- Underpinning and temporary works to adjoining structures
- Principal Contractor duties
- Installation of welfare provision infrastructure for follow-on works

Key Challenges

1. Residential Sensitivity & Stakeholder Impact

With residential properties on multiple boundaries, demolition activities required stringent controls to manage **noise, dust, vibration, and access**, while maintaining positive relationships with local residents.

2. Network Rail Interface

Demolition works adjacent to live rail infrastructure required strict compliance with **Network Rail asset protection requirements**, formal approvals, and enhanced protective measures.

3. Asbestos Removal in Constrained Conditions

The presence of both **licensed and non-licensed asbestos** required removal under tightly controlled conditions within restricted working areas.

4. Adjoining Structures & Party Wall Stability

Two neighbouring buildings were structurally connected to the demolition footprint, requiring **underpinning works** and **temporary works** to party wall boundaries to maintain stability.



Our Solution & Methodology

Stakeholder Engagement & Communication

Shorts Group held a **pre-commencement meeting with local residents** to explain the programme, demolition methodology, and control measures. This proactive engagement reassured stakeholders and established clear communication channels.

Network Rail Approvals & Protection Measures

Due to the interface with Network Rail infrastructure:

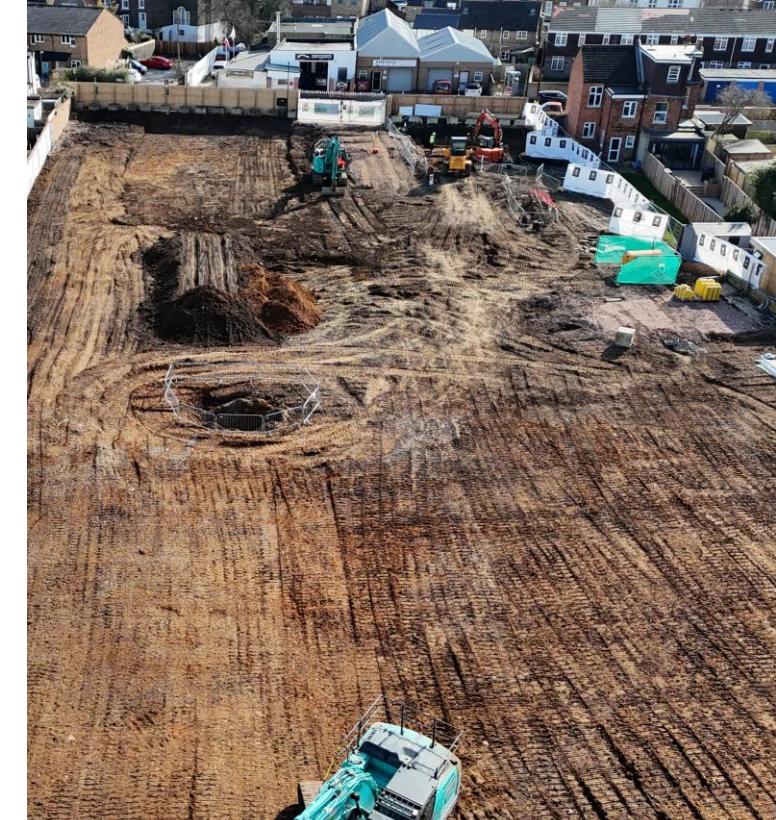
- A formal **asset protection / BAPA agreement** was put in place
- **Network Rail** was engaged to support approvals and secure acceptance of demolition methodologies
- **Designed scaffold protection screens** were installed along the rail boundary
- All protection measures were **fully designed, reviewed, and approved by Network Rail**

Due to the sensitivity of the live rail environment:

- **Network Rail required an appointed engineer** to be present during demolition works along this boundary
- All works were carried out under direct supervision and in full compliance with approved methodologies

Controlled Demolition & Asbestos Management

Demolition was undertaken in a **phased, controlled manner**, with structures taken down to **underside of slab level and foundations removed**. Licensed and non-licensed asbestos was removed under controlled conditions and fully integrated into the demolition sequence.



Our Solution & Methodology Cont.

Temporary Works & Structural Stability

To protect adjoining structures:

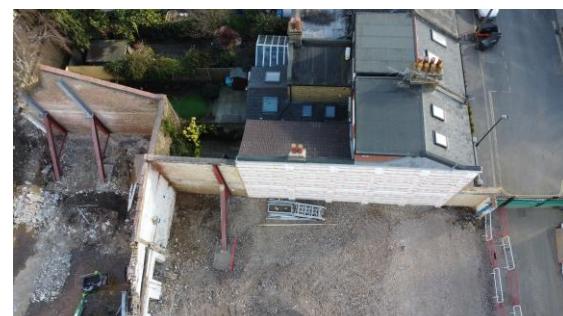
- **Underpinning works** were completed to two connected buildings
- **Temporary works** were installed to party wall boundaries
- Structural stability was maintained at all stages

Principal Contractor & Enabling Works

Acting as **Principal Contractor**, Shorts Group also installed:

- **Foundations for welfare provisions**
- **New drainage and access paths**

This allowed the developer to **commence follow-on works immediately** upon completion.



Outcomes & Learning

- ✓ Demolition completed safely adjacent to live Network Rail infrastructure
- ✓ All Network Rail requirements satisfied with no incidents or asset impacts
- ✓ Effective stakeholder engagement with residents and rail stakeholders
- ✓ Licensed and non-licensed asbestos removed compliantly
- ✓ Adjoining structures protected throughout works
- ✓ Seamless transition into follow-on construction works
- ✓ Project delivered **within the 26-week programme** and **within the £1.5m budget**

Commercial Outcome:

This project was the **first undertaken by Shorts Group for this developer**. The successful, safe, and compliant delivery of the works directly resulted in the award of **two further projects**, valued at **£2.5 million** and **£1.8 million**, demonstrating client confidence and long-term relationship development.

Learning Outcome:

The project demonstrated Shorts Group's ability to deliver **high-risk demolition works within sensitive environments**, manage complex stakeholder interfaces, and build strong client relationships through consistent performance, compliance, and communication.

