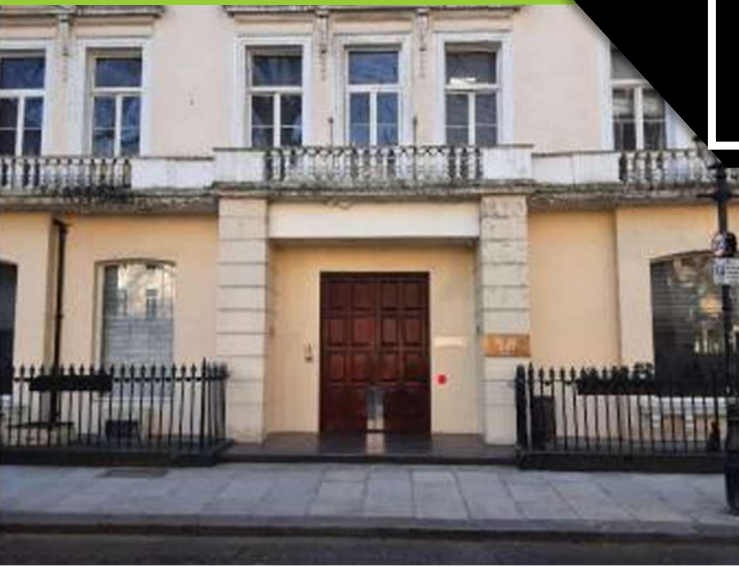


# 35 - 43 BRUNEI HALLS



16 Weeks

Duration

£365,000

Value

## PROJECT OVERVIEW

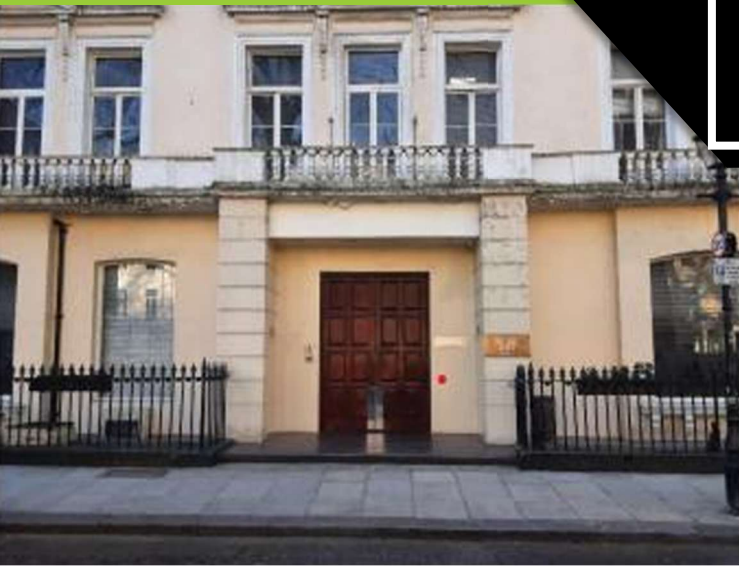
INNOX was appointed to deliver licensed asbestos removal within 35–43 Brunei Halls, a Grade II listed property undergoing major redevelopment. Working collaboratively with Southern Demolition, the project required precision planning to ensure the protection of sensitive heritage elements while enabling intrusive demolition and structural strip-out activities.

Once onsite, intrusive investigation revealed additional hidden ACMs across both floors, leading to an expanded scope of works. INNOX responded rapidly, developing new enclosure designs and sequencing strategies that ensured the programme remained uninterrupted. All works were delivered in accordance with CAR 2012, ensuring full compliance throughout.

## SCOPE OF WORKS

The licensed and non-notifiable removal scope included:

- Licensed removal of AIB packers, debris, residues and associated ACM contamination across two floors.
- Construction of four fully controlled licensed enclosures, built using 1000-gauge polythene, structural framing, CCTV, viewing panels, 3-stage airlocks and baglocks.
- Installation of multiple Negative Pressure Units with high-capacity 5000 pre-filters to maintain >10 ACH across all enclosures.
- Deployment of Mi towers inside enclosures to safely reach high-level ACMs without compromising heritage surfaces.
- Full DCU welfare setup in accordance with HSE standards, providing safe decontamination for all licensed operatives.
- Creation of controlled transit and waste routes through listed interior spaces, ensuring no damage to protected features.
- Double-bagging and waste control using sealed wheelie bins transported along pre-approved paths to secure external waste areas.
- Comprehensive environmental cleaning includes surfactant application, shadow vacuuming and multistage fine cleaning.



## KEY CHALLENGES

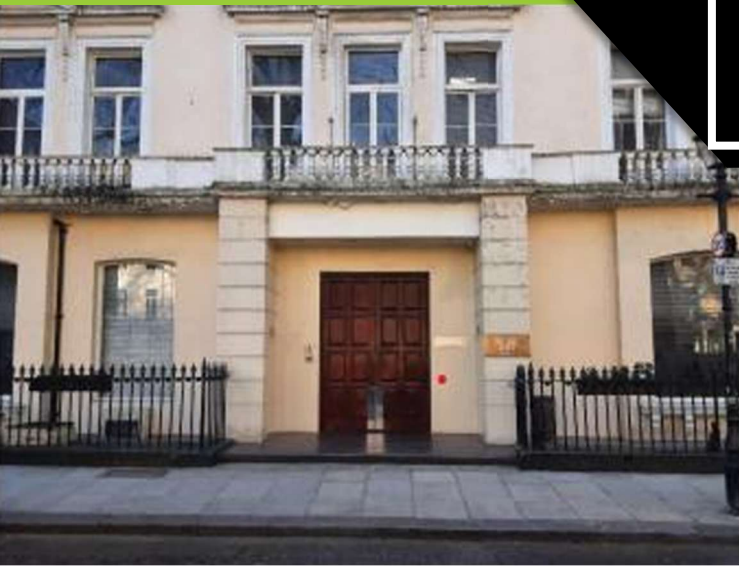
- Working within a Grade II listed building with fragile heritage features requiring strict protection.
- Evolving project scope due to discovery of additional AIB materials during intrusive demolition.
- Restricted access and confined working areas across two floors, particularly in structural voids.
- Requirement for continuous coordination with Southern Demolition to maintain sequencing and safety.
- Maintaining negative pressure in large, irregularly shaped rooms without compromising listed structures.

## HOW INNOX OVERCAME THESE

- Developed adaptive enclosure designs shaped around heritage constraints, ensuring full containment without fixings to protected structures.
- Implemented continuous communication with Southern Demolition, adjusting sequencing dynamically as new ACM areas were uncovered.
- Used specialist access equipment and Mi towers to safely reach concealed ACMs while preventing contact with listed material surfaces.
- Installed additional NPUs and air inlet pods to compensate for challenging room geometry and achieve compliant airflows.
- Allocated an enhanced supervisory presence to ensure rapid decision-making and client updates as the scope evolved.



# 35-43 BRUNEI HALLS



## PROJECT OUTCOME

- All enclosures were successfully constructed and completed across both floors.
- Every enclosure achieved a first-time pass for 4-Stage Clearance, including DCU and van clearances.
- No damage occurred to any listed building features, demonstrating INNOX's capability in sensitive environments.
- The collaborative approach with Southern Demolition ensured uninterrupted progress of demolition phases.
- The project was completed with zero incidents, full regulatory compliance and strong client satisfaction.

