

PROJECT PORTFOLIO

YOUR PARTNER IN
CONSTRUCTION



INTRODUCTION

Established in 2003, Downwell Group has grown into a financially robust, multi-disciplinary contractor delivering smart, value-engineered solutions that drive efficiency and sustainability across a wide and varied client base.

The Group consists of Downwell Enabling, Inner City Scaffolding, Inner City Environmental, and Inner City Fire Solutions. Together, we provide integrated services in civils enabling, soft strip, asbestos removal, scaffold and access, demolition, decommissioning and dismantling, land remediation, and fire protection, serving all sectors of the built environment.

Operating within high-hazard regulated environments, we uphold the highest standards of health and safety to protect our teams, clients, site colleagues, and the public.

We are a socially aware and environmentally responsible contractor, committed to delivering positive outcomes for local communities and the wider environment. Through robust reuse and recycling practices, we help clients meet and exceed circular economy targets by minimising environmental impact.

As Your Partner in Construction, we believe in building better spaces together - spaces that are safer, smarter, and more sustainable. Our collaborative ethos and technical excellence empower clients to realise their vision while shaping a better built environment for future generations.



WESTMINSTER TOWER

CLIENT: London Square

LOCATION: Westminster, London

SECTOR: Commercial

VALUE: £9.4m

SCOPE

Downwell Enabling has been appointed as principal contractor for the landmark redevelopment of Westminster Tower, delivering a comprehensive £9.4m enabling works package. This high-profile scheme represents one of the most significant and technically demanding projects in our history.

Our integrated team is undertaking a wide-ranging programme of works designed to prepare the structure for its transformation into a modern commercial hub. Key elements include:

- ▶ Soft strip of internal fixtures and fittings
- ▶ Full de-cladding of the existing facade
- ▶ High-level demolition of redundant structural elements
- ▶ Installation of a new steel-framed structure at high level
- ▶ Structural strengthening to the existing core

CHALLENGES AND EXPERTISE

The Westminster Tower project marks a major milestone for the Downwell Group, showcasing our integrated capabilities across demolition, structural works, and access solutions. With works taking place in close proximity to some of London's most iconic landmarks, our team is applying precision planning, advanced access strategies, and rigorous safety protocols to ensure seamless delivery.

OUTCOME

This project highlights the value of early contractor involvement and design-led collaboration. Our enabling works are laying the foundation for the tower's next chapter, breathing new life into a historic structure and reinforcing Downwell's reputation for excellence in high-profile redevelopment.



DATA CENTRE, LONDON

CLIENT: Global Switch

LOCATION: Docklands, London

SECTOR: Commercial

VALUE: £6.5m

SCOPE

Downwell Enabling is proud to be delivering the £6.5m site-wide enabling works package for our valued client, Global Switch, at their London North Data Centre. This strategically important project is progressing well ahead of the main construction phase, ensuring the site is fully prepared for the next stage of development.

The project will create a safe, secure and operationally ready environment for the incoming main contractor. The enabling works are complex and multifaceted, particularly given the live nature of the data facility. Key elements include:

- ▶ Identification of existing services to inform safe excavation and diversion planning
- ▶ Deep drainage works, including pipe jacking, trenching and timber heading for sewer connections
- ▶ Demolition of redundant infrastructure to clear the site for new development
- ▶ Deep-level excavation within a live data centre environment, requiring precision and care

- ▶ Diversion of critical services including fibre, mains, drainage and communications
- ▶ Pile preparation, incorporating probing, platform installation and full UXO clearance
- ▶ Site-wide security upgrades, featuring CCTV, lighting, perimeter fencing and SRI-rated bi-fold gates
- ▶ Hard landscaping to support long-term site functionality and aesthetics

CHALLENGE AND EXPERTISE

Operating within a live data centre presents unique challenges. Our teams are working in high-risk environments where continuity, safety and quality are paramount. This project exemplifies Downwell's capability to deliver enabling works that balance technical complexity with operational sensitivity.

OUTCOME

The project is on track to complete on schedule, providing Global Switch with a fully prepared site that meets stringent security and operational standards. It stands as a testament to Downwell's expertise in delivering enabling works for critical infrastructure projects.



READING LOGISTICS PARK

CLIENT: Magrock

LOCATION: Reading, Berkshire

SECTOR: Industrial

VALUE: £210,000

SCOPE

Downwell was appointed by main contractor Magrock to deliver the enabling works package for Reading International Logistics Park – a strategically located 8.5-acre development set to become a key logistics hub in the Thames Valley. Developed by Graftongate and funded by JP Morgan, the scheme is a major addition to the region's industrial infrastructure.

Our scope included early-stage site preparation to support transition into the main construction phase. Key elements included:

- ▶ Site clearance, including removal of legacy structures and debris
- ▶ Groundworks and remediation to prepare the land for development
- ▶ Removal of slabs and footings, with on-site crushing to reduce waste and support material reuse
- ▶ Arboricultural works in line with ecological and planning requirements
- ▶ Low-impact site practices and waste reduction strategies
- ▶ Use of sustainable materials and recycling

- ▶ Collaboration with Magrock to meet environmental compliance and reporting standards

The development targets BREEAM 'Excellent'. All enabling works aligned with the sustainability framework, helping the contractor meet environmental goals without compromising programme or quality.

CHALLENGES AND EXPERTISE

Key challenges included:

- ▶ Tight timelines
- ▶ Complex ground conditions requiring specialist remediation
- ▶ Coordination with multiple contractors and consultants
- ▶ Downwell's proactive approach and technical expertise ensured these were met head-on. Our reputation for reliability and sector knowledge helped maintain momentum and deliver results.

OUTCOME

The site was delivered on schedule, ready for vertical construction. Our sustainable practices supported environmental targets and earned positive feedback from Magrock and stakeholders.



BERMONDSEY CAMPUS

CLIENT: Greystar
LOCATION: Bermondsey, London
SECTOR: Commercial and Residential
VALUE: £2.95m

SCOPE

The project comprised the full demolition and remediation of an existing educational campus in preparation for future redevelopment. Key elements included:

- ▶ Demolition of existing school buildings, sports hall, and Sugar House Studios
- ▶ Full site clearance and ground remediation works across the campus

Preparation of the site for the future construction of:

- ▶ Residential properties
- ▶ Commercial and retail spaces
- ▶ Public realm and landscaped areas
- ▶ Delivery of works in two distinct phases to align with the decanting of the school into the newly constructed facilities
- ▶ Coordination with multiple stakeholders to ensure continuity of operations during the transition period

CHALLENGES AND EXPERTISE

A live 1.5-metre Thames Water sewer running across the site required continuous movement and vibration monitoring. With residential properties and a secondary school surrounding the site, strict noise and dust controls were enforced, including continuous dust suppression and carefully scheduled breaking works.

Despite these constraints, the team maintained progress through extended working hours, additional plant, and a considered demolition methodology, completing the works within the original contract programme.

OUTCOME

The works were completed safely, on programme, and in full compliance with environmental and operational requirements. The site was handed over fully cleared and remediated, ready for redevelopment.

This project demonstrates Downwell's capability to deliver complex demolition and remediation works within sensitive, live urban environments while upholding the highest standards of safety, quality, and stakeholder engagement.



AILS WHARF, BOW

CLIENT: Country Garden

LOCATION: Docklands, London

SECTOR: Commercial and Residential

VALUE: £4.5m

SCOPE

Downwell was appointed by Country Garden to deliver a comprehensive package of enabling works at Ailsa Wharf, a former industrial site in Bow, East London. The initial phase involved the safe removal of Japanese Knotweed, alongside the demolition of all above-ground structures. Following the successful completion of these works, our remit was extended to include a full suite of enabling services critical to the site's regeneration.

Our team undertook:

- ▶ Asbestos removal
- ▶ Land remediation
- ▶ Civils/Enabling works
- ▶ Drainage installation
- ▶ Demolition

Delivered over a 40-week programme, the works were carefully sequenced to support the client's development timeline and ensure minimal disruption to the surrounding area.

CHALLENGES AND EXPERTISE

The site's proximity to the River Thames introduced a number of environmental and safety considerations. We worked in close collaboration with the Port of London Authority and the Environment Agency to prevent any material run-off into the watercourse. A bespoke Safe System of Work was developed to mitigate the risk of operatives working near open water, incorporating physical barriers, enhanced PPE protocols, and dedicated rescue provisions.

OUTCOME

The project was completed on time and within budget, with all environmental and safety objectives met. Our integrated approach and technical expertise provided a solid foundation for future development phases and reinforced our reputation for delivering complex enabling works in challenging urban environments.



SKANSKA

CLIENT: Skanska (Telehouse)
LOCATION: Telehouse South, London
SECTOR: Commercial
VALUE: £4.5m

SCOPE

The project involves enabling works within the live Telehouse South data centre to support a major upgrade increasing storage capacity.

Key elements include:

- ▶ Careful strip-out of redundant services and equipment across designated floor levels
- ▶ Coordination with live data centre operations to ensure zero disruption
- ▶ Controlled removal and management of waste materials within confined internal routes
- ▶ Installation and operation of an external loading platform to support waste removal
- ▶ Implementation of strict noise, vibration and dust controls to protect sensitive environments
- ▶ Continuous liaison with the client and stakeholders to maintain operational integrity

CHALLENGES AND EXPERTISE

Operating within a live data centre required meticulous planning, coordination and communication to avoid any service interruptions. Downwell’s team adapted waste removal methods due to site constraints and proximity to a neighbouring hotel, mitigating delays through proactive resourcing and logistical planning.

OUTCOME

The works were completed efficiently and safely, enabling the new installation phase to proceed without disruption to Telehouse South’s live operations.



RAINHAM STEEL

CLIENT: Rainham Steel

LOCATION: Rainham, London

SECTOR: Industrial

VALUE: £4.9m

SCOPE

The project encompasses the removal and replacement of key structural and civil elements to support ongoing site operations. Core activities include:

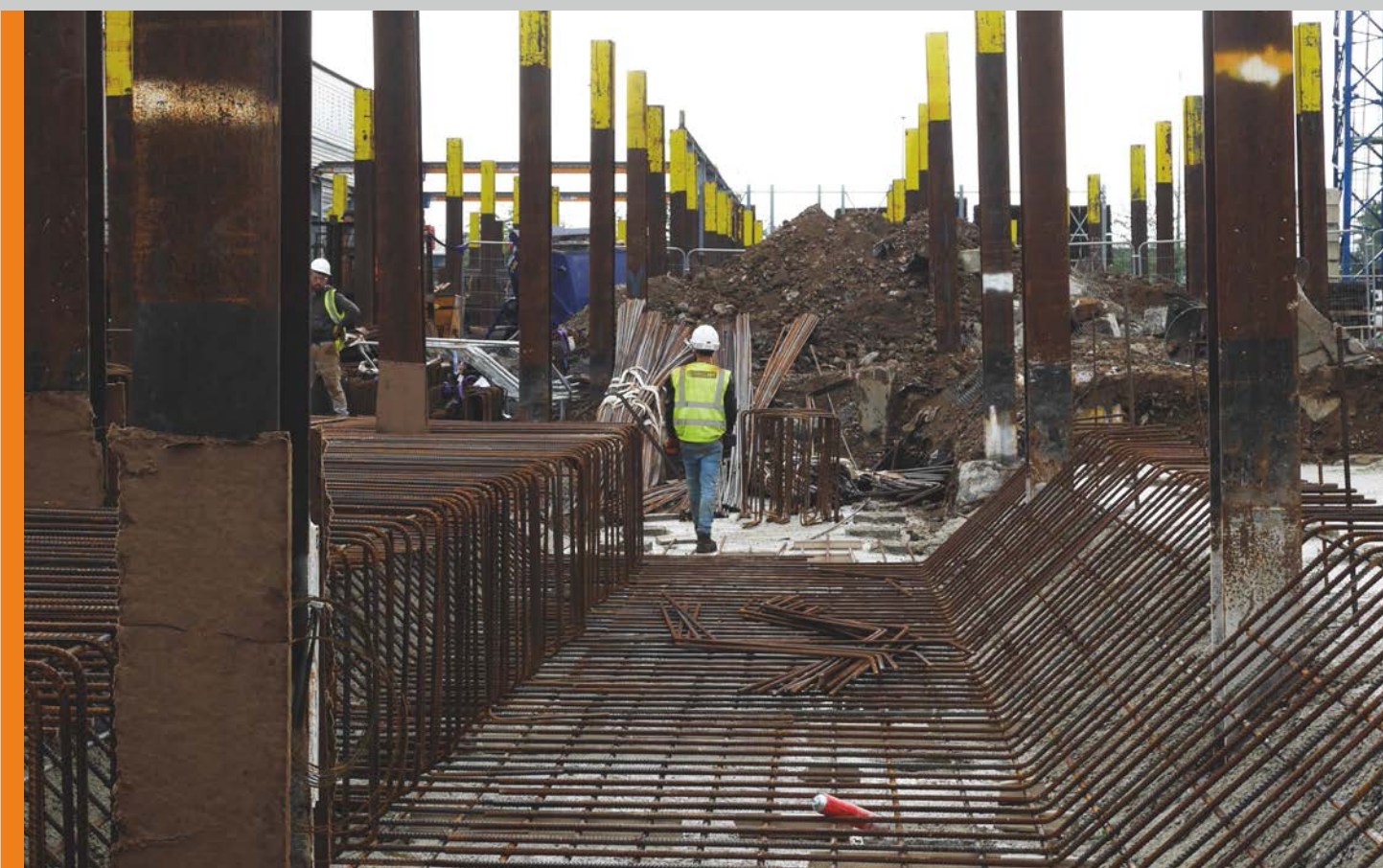
- ▶ Removal of the existing steel crane gantry structure
- ▶ Installation of new piled foundations to support the replacement gantry
- ▶ Construction of a reinforced, ground bearing floor slab with associated drainage works
- ▶ Erection of a new steel gantry frame designed for long-term durability and performance
- ▶ Coordination of all works to align with live operational requirements
- ▶ Implementation of robust safety and access controls within active working zones

CHALLENGES AND EXPERTISE

Maintaining full operational capability during major civil works presented significant logistical challenges, particularly given the crane's critical role in material handling. Downwell's delivery team conducted detailed pre-construction planning to sequence works effectively, ensuring full compliance with client requirements while maintaining safety and efficiency.

OUTCOME

The project progressed seamlessly, allowing the client to retain full site functionality throughout while achieving a modernised and robust gantry structure ready for future operations.



TRAVELODGE

CLIENT: Telehouse/G&T
LOCATION: Telehouse West, London
SECTOR: Commercial
VALUE: £820,000

SCOPE

The project will create a safe, secure and operationally ready environment for the incoming main contractor. The enabling works are complex and multifaceted, particularly given the live nature of the data facility. Key elements include:

- ▶ Completion of a pre-commencement asbestos Refurbishment and Demolition (R&D) survey
- ▶ Safe removal and disposal of all identified asbestos-containing materials
- ▶ Full structural demolition of existing buildings and infrastructure
- ▶ Identification, isolation and removal of redundant services
- ▶ Installation of new service routes to support forthcoming construction phases
- ▶ Coordination of all activities in line with client and regulatory safety standards

CHALLENGES AND EXPERTISE

The site's location within a historically bombed area of London introduced potential UXO risks and proximity to an existing dock wall. Downwell's pre-construction team undertook detailed archival research and ground probing to assess these hazards. Additional banksmen and strict excavation controls ensured all works were executed safely, methodically and without incident.

OUTCOME

The works have been delivered safely and efficiently, providing the client with a cleared and compliant site ready for the next stage of development.



SALISBURY SQUARE

CLIENT: Simten Developments
LOCATION: Dorset Rise, London
SECTOR: Commercial
VALUE: £250,000

SCOPE

The scope includes the full strip-out of an eight-storey office building, while retaining and re-routing shared services for neighbouring businesses. Asbestos surveying and removal were carried out by Inner City Environmental.

These works will ensure the site is safe, secure, and fully prepared for the next stage of development. Given the presence of a live data facility, the project is complex and requires meticulous management. Key elements include:

- ▶ Full soft strip of the eight-storey office block
- ▶ Decommissioning and removal of plant and boiler equipment
- ▶ Removal of non-load-bearing walls back to the building frame
- ▶ Service investigations and re-routing in coordination with neighbouring occupiers
- ▶ On-site salvage and reuse of flooring to support circular economy and BREEAM targets
- ▶ Off-site reuse of materials identified in the Materials Index Report
- ▶ Monitoring and reducing carbon footprint through sustainable practices

CHALLENGES AND EXPERTISE

Operating within the densely built-up City of London, with site access restricted to a narrow lane, Downwell implemented robust waste segregation and logistics management strategies. These measures minimised disruption to the local environment and ensured the works were completed with minimal impact on surrounding businesses and public areas.

OUTCOME

The project was completed on time and within budget, successfully de-risking the follow-on works through a comprehensive package of investigative and enabling activities.



RICHMOND COLLEGE

CLIENT: London Square

LOCATION: Richmond, London

SECTOR: Residential

VALUE: £1.15m

SCOPE

Downwell has been appointed to deliver the full demolition of redundant college buildings in preparation for residential redevelopment. The works are being undertaken within a live residential area and include:

- ▶ Complete demolition of existing college structures and removal of redundant materials
- ▶ Careful management of works adjacent to occupied residential and educational properties
- ▶ Implementation of dust, noise and vibration controls to minimise disruption
- ▶ Coordination with local authorities and residents' groups to maintain clear communication
- ▶ Phased delivery of works to align with community and client requirements
- ▶ Establishment of safe access routes and traffic management systems throughout the programme

CHALLENGES AND EXPERTISE

The proximity of a SEND school, with one building located just two metres from a demolition area, required highly sensitive planning and execution. Following consultation with the school, client and local authority, Downwell revised the programme and methodology to complete high-noise activities outside of school hours, ensuring minimal disruption to pupils and staff.

OUTCOME

The project has progressed safely and considerably, maintaining strong community relations while preparing the site efficiently for residential redevelopment.



HOLLOWAY PRISON

CLIENT: London Square

LOCATION: Holloway Road, London

SECTOR: Commercial

VALUE: £3.7m

SCOPE

Downwell was engaged to deliver the full demolition package across the former HMP Holloway Estate, comprising multiple two- to five-storey buildings previously used for accommodation, offices, welfare areas and a visitors' centre. The scope of works included:

- ▶ Completion of a fully intrusive Refurbishment and Demolition (R&D) survey
- ▶ Internal strip-out and asbestos removal prior to structural works
- ▶ Full demolition of existing buildings and removal of ground slabs and foundations
- ▶ On-site crushing and processing of arisings for reuse in future construction phases
- ▶ Careful sequencing of works within a large, sensitive urban environment
- ▶ Implementation of strict environmental and safety controls throughout delivery

CHALLENGES AND EXPERTISE

The discovery of bat roosts within parts of the site required an immediate pause in works and the introduction of a comprehensive ecological protection plan. Bat boxes were installed in nearby trees as safe alternative habitats, with affected structures regularly monitored to ensure compliance. Downwell's resident liaison team maintained proactive engagement with local neighbours and stakeholders to minimise disruption and uphold strong community relations..

OUTCOME

The project was delivered safely, sensitively and in full compliance with ecological and community requirements, leaving the site ready for its next phase of redevelopment.



CARNWATH ROAD

CLIENT: St James
LOCATION: Carnwath Road, London
SECTOR: Commercial
VALUE: £800,000

SCOPE

Carnwath Road represents Downwell Enabling’s first project for new client St James, involving comprehensive enabling and demolition works to prepare the site for redevelopment.

The scope includes:

- ▶ Full soft strip and asbestos removal of a former builders’ merchant
- ▶ Complete demolition of existing structures and clearance of all obstructions
- ▶ On-site crushing of demolition arisings for reuse in the piling platform
- ▶ Installation of a 600mm piling platform to support future construction activities
- ▶ Management of waste streams in line with environmental and client standards
- ▶ Coordination with neighbouring residential properties to ensure safe and compliant delivery

CHALLENGES AND EXPERTISE

While the works benefit from ample site space, the removal of ten trees located in a restricted area adjacent to a live apartment block presents a logistical challenge. Downwell’s team planned a precise lifting operation using craneage from within the site boundary to achieve safe vertical lifts, maintaining clearance from public areas and ensuring no disruption to the adjacent footpath or roadway.

OUTCOME

The project is progressing efficiently and safely, establishing a strong working relationship with St James while delivering a fully prepared and compliant site for the next phase of development.



CRUTCHED FRIARS

CLIENT: McAleer & Rushe

LOCATION: Crutched Friars, London

SECTOR: Commercial

VALUE: £820,000

SCOPE

Crutched Friars marked Downwell Enabling's first project with new client McAleer & Rushe, involving complex substructure and piling enablement works within the City of London. The works included:

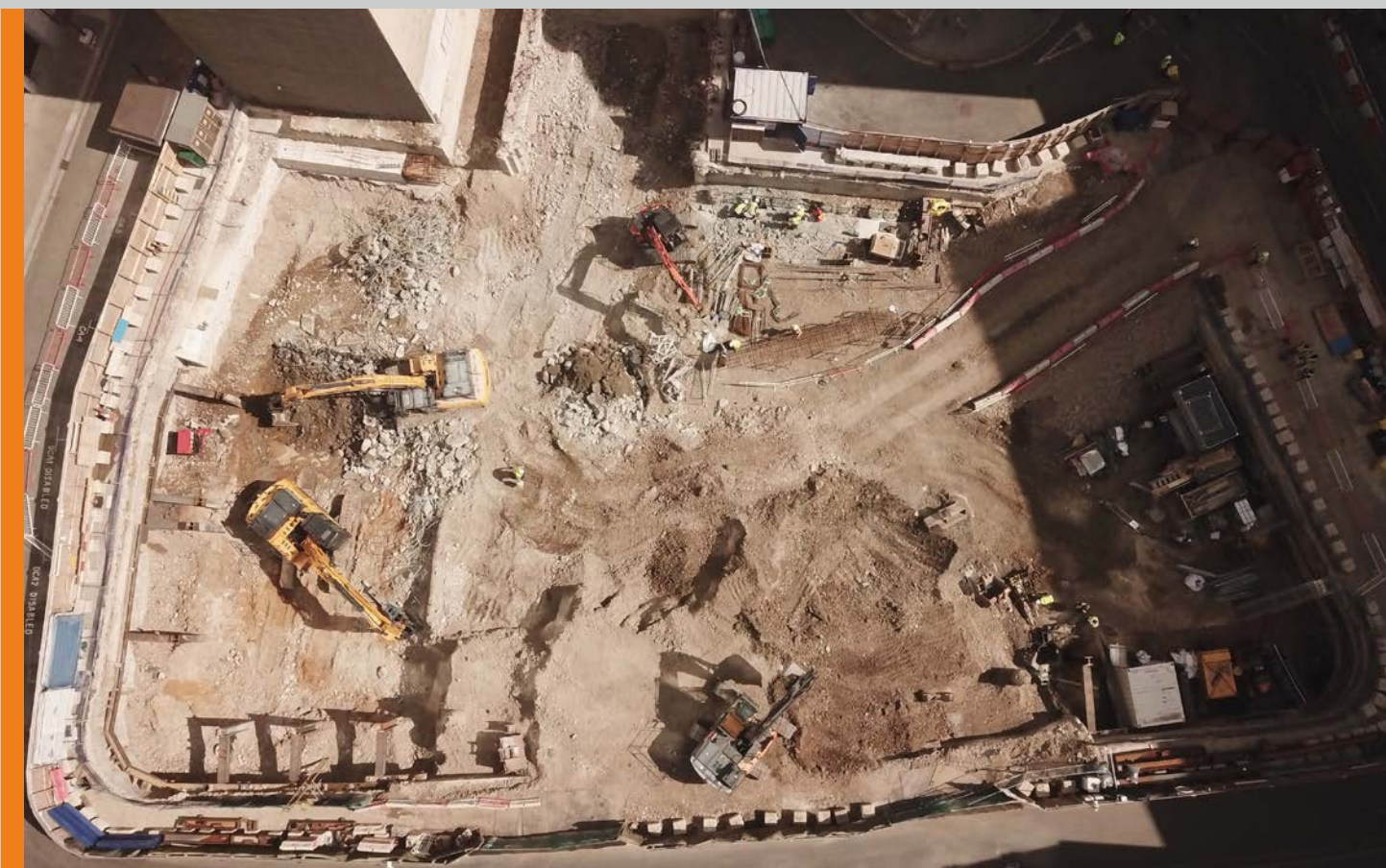
- ▶ Controlled breakout and removal of existing substructure and deep raft concrete slab
- ▶ Preparation and installation of piling platforms across restricted site areas
- ▶ Provision of all necessary attendances to support follow-on piling operations
- ▶ Coordination of logistics and materials movement within a highly constrained urban site
- ▶ Strict adherence to City of London regulations and Section 60 working hour restrictions
- ▶ Continuous engagement with neighbouring properties and contractors to maintain operational harmony

CHALLENGES AND EXPERTISE

Working within an extremely confined city centre site required meticulous planning and constant communication with multiple contractors. The removal of the existing deep raft slab adjacent to an active tower crane base demanded precision and continuous monitoring to prevent undermining. Downwell's team successfully managed these risks through close coordination, enhanced supervision and rigorous safety controls.

OUTCOME

The project was delivered safely, on programme, and without disruption to surrounding properties or operations reinforcing Downwell's reputation for precision and reliability in complex urban environments.



BLACKFRIARS ROAD

CLIENT: JTRE

LOCATION: Blackfriars, London

SECTOR: Residential

VALUE: £850,000

SCOPE

The project will create a safe, secure and operationally ready environment for the incoming main contractor. The enabling works are complex and multifaceted, particularly given the live nature of the data facility. Key elements include:

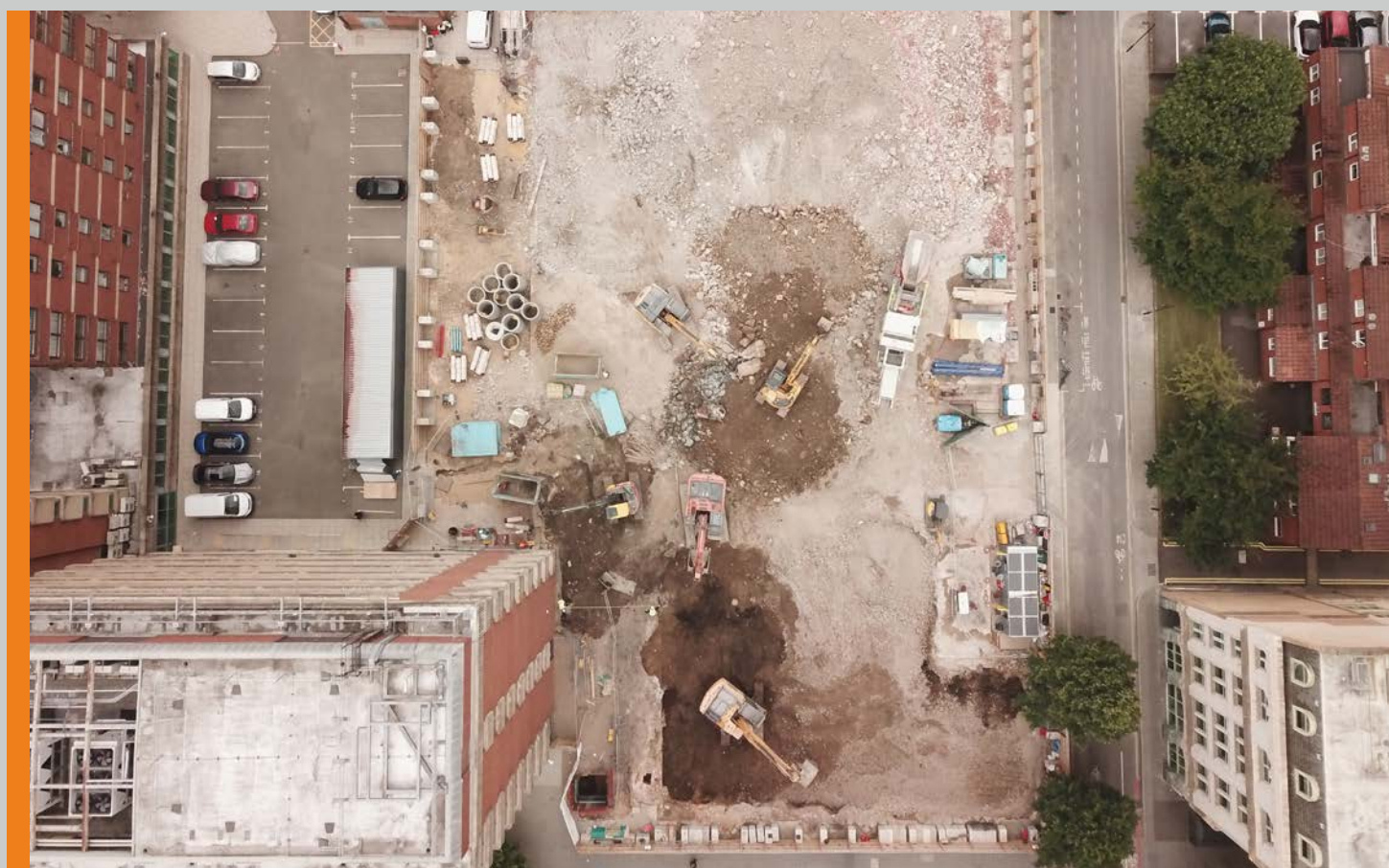
- ▶ Identification of existing services to inform safe excavation and diversion planning
- ▶ Deep drainage works, including pipe jacking, trenching and timber heading for sewer connections
- ▶ Demolition of redundant infrastructure to clear the site for new development
- ▶ Deep-level excavation within a live data centre environment, requiring precision and care
- ▶ Diversion of critical services including fibre, mains, drainage and communications
- ▶ Pile preparation, incorporating probing, platform installation and full UXO clearance
- ▶ Site-wide security upgrades, featuring CCTV, lighting, perimeter fencing and SRI-rated bi-fold gates
- ▶ Hard landscaping to support long-term site functionality and aesthetics

CHALLENGES AND EXPERTISE

Operating within a live data centre presents unique challenges. Our teams are working in high-risk environments where continuity, safety and quality are paramount. This project exemplifies Downwell's capability to deliver enabling works that balance technical complexity with operational sensitivity.

OUTCOME

The project is on track to complete on schedule, providing Global Switch with a fully prepared site that meets stringent security and operational standards. It stands as a testament to Downwell's expertise in delivering enabling works for critical infrastructure projects.



WESTWORLD HANGER LANE

CLIENT: RPS

LOCATION: Hanger Lane, London

SECTOR: Commercial

VALUE: £400,000

SCOPE

Downwell were appointed to deliver the demolition and enabling works at the Blackfriars Road site, comprising the removal of a former sheltered housing complex and an adjacent hospitality venue. The works pave the way for redevelopment into a 21-storey office building and a 15-storey block providing 62 almshouses, a charity hub and a community hall.

Key elements included:

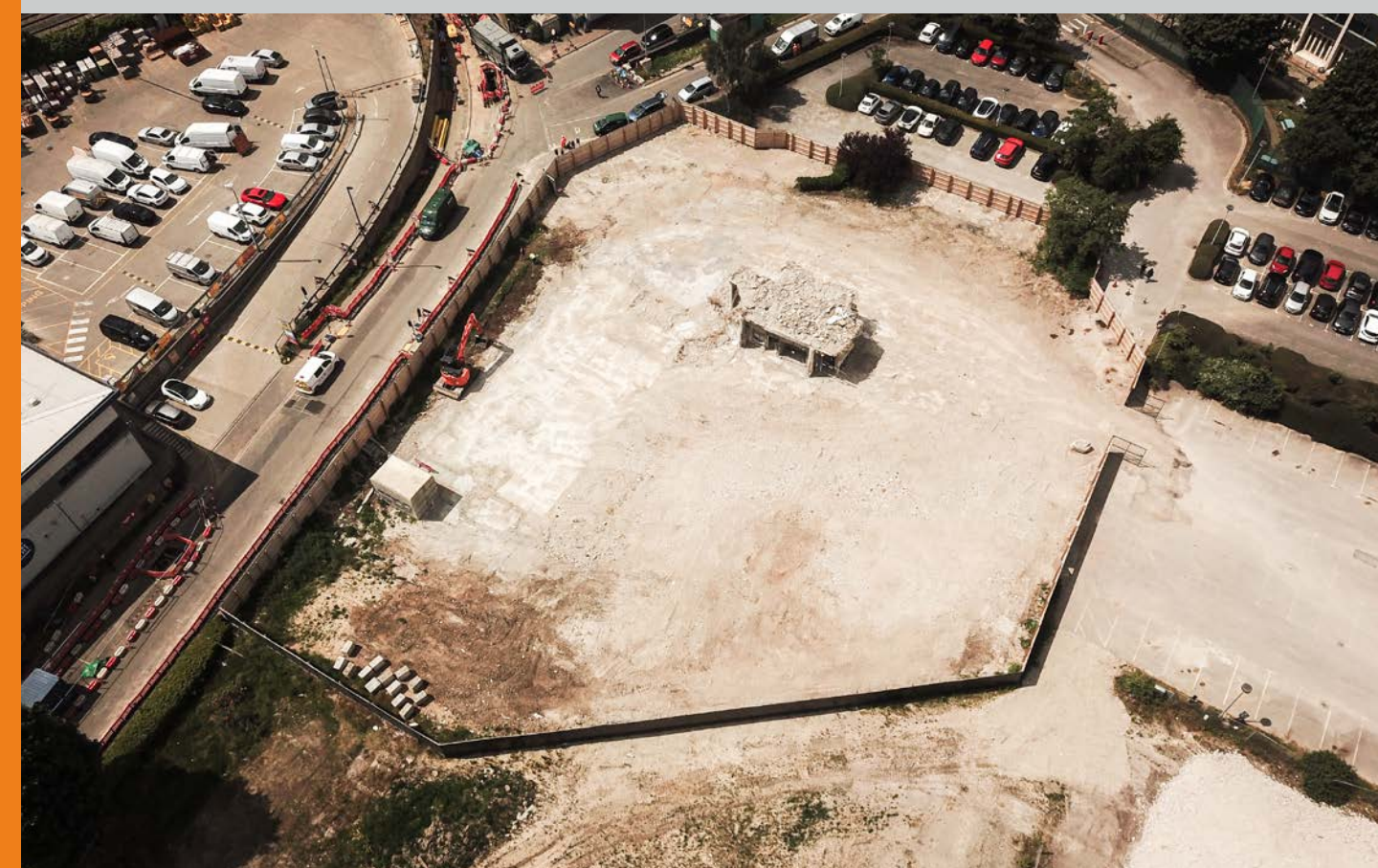
- ▶ Full demolition of existing structures and removal of below-ground obstructions
- ▶ Site clearance and remediation to prepare for large-scale mixed-use redevelopment
- ▶ Management and removal of identified asbestos-containing materials (ACMs)
- ▶ Coordination of logistics within a live commercial and residential area
- ▶ Implementation of an extensive Traffic Management Plan to control access and egress on a TFL Red Route
- ▶ Ongoing liaison with local stakeholders to ensure safe and compliant delivery

CHALLENGES AND EXPERTISE

As is often the case with legacy structures from the 1970s and 1980s, unforeseen asbestos was identified during the demolition process. Early engagement with Downwell Group specialists at Inner City Environmental enabled prompt assessment, statutory notification and remediation, preventing programme delays. The site's position on a busy TFL Red Route required rigorous traffic management and marshalling to maintain public safety and ensure continuous traffic flow throughout the works..

OUTCOME

Through proactive planning and effective collaboration, Downwell successfully delivered the enabling and demolition works safely, on schedule and with minimal disruption to the surrounding community and transport network.



UJIMA HOUSE

CLIENT: Wates

LOCATION: Wembley, London

SECTOR: Commercial

VALUE: £800,000

SCOPE

Downwell were appointed to undertake the full demolition and enabling package at Ujima House, working collaboratively with sister companies Inner City Environmental and Inner City Scaffolding.

The works included:

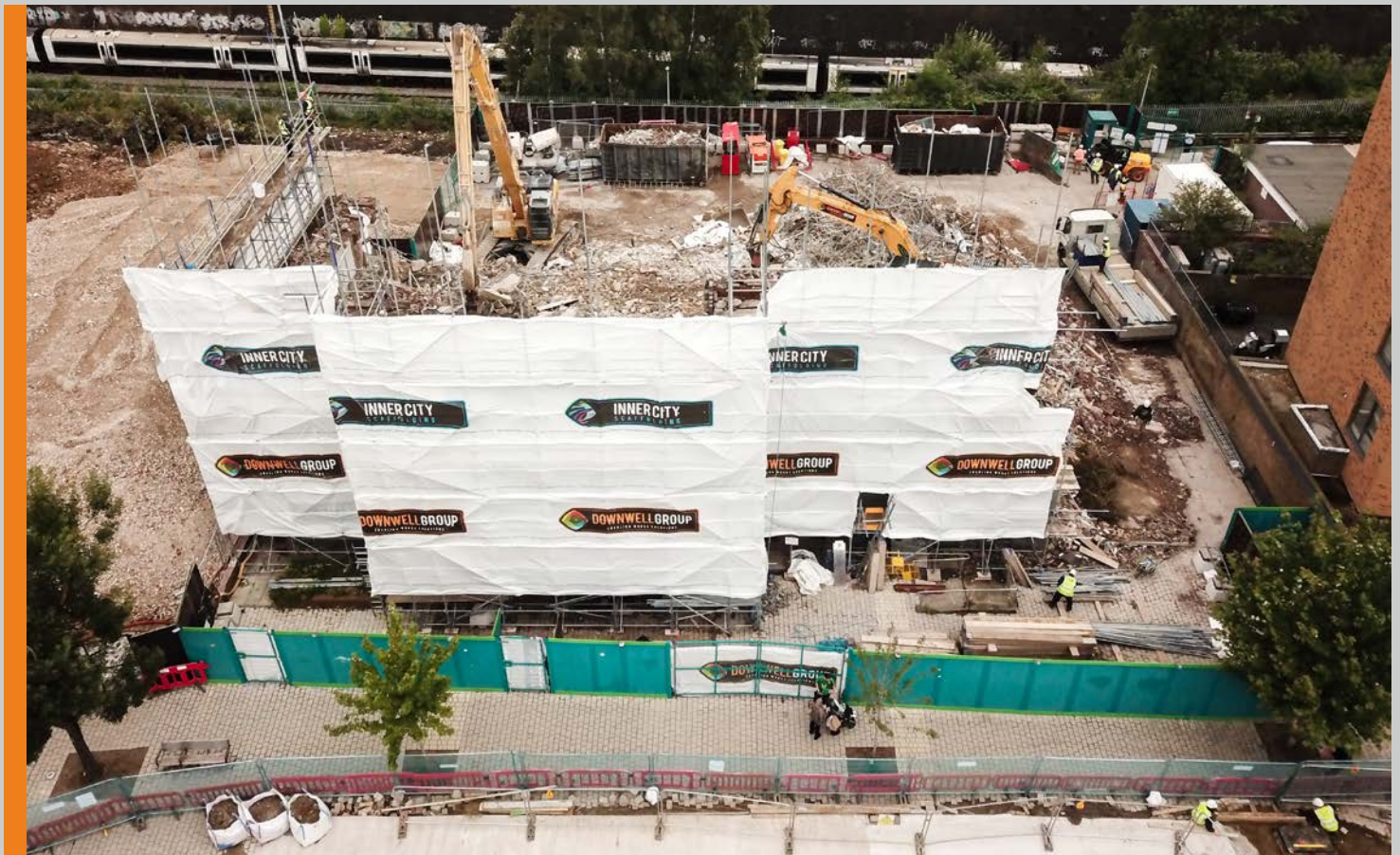
- ▶ Complete soft strip of internal finishes and removal of all asbestos-containing materials
- ▶ Erection of full access and protection scaffolding
- ▶ Structural demolition utilising a specialised high-reach machine
- ▶ Removal of slabs and foundations in a controlled and sequenced manner
- ▶ On-site processing and crushing of materials to 6F2 standard for reuse in the piling mat
- ▶ Coordination between multiple disciplines to ensure efficient and compliant project delivery

CHALLENGES AND EXPERTISE

Restricted access and weight limitations at the rear of the site required coordination with an adjacent development to share access and egress routes. Located near a busy road, school and public footpath, the site demanded strict environmental controls, including continuous monitoring and management of dust, noise and vibration to maintain safety and minimise disruption.

OUTCOME

The project was delivered safely and efficiently through effective collaboration and environmental management, resulting in a fully prepared and compliant site ready for future development.



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