

Demolition of Burlington House, County Hotel & St James Street Multi Storey Car Park

Frequently Asked Questions



Why are these works happening?

The buildings are being demolished to facilitate the St James project which is part of the major urban renewal programme by Dover District Council to provide new retail units, restaurants, cinema, hotel and residential properties.

What about noise? Noise will be a major consideration. DDS Demolition will work within current legislation & HSE guidelines to mitigate excessive noise.

How will noise be controlled during the demolition phase?

Inevitably there will be some noise, however a number of steps will be taken to keep this to a minimum and within the permitted levels. The structural demolition of the buildings will be undertaken using two different methods working on a bay by bay basis, as these are the safest, most practical and efficient ways to undertake this type of structure. Noise levels will be continuously monitored throughout the works and methods will be adapted if the need arises.

What about dust?

We understand dust is a big concern to local residents and businesses alike. While dust creating activities are being undertaken, a fine water spray will be used in the immediate area to catch dust particles in the air, and prevent excess dust pollution to the local environment. Although we will always be monitoring this on a regular basis, please do bring it to our attention if you have any concerns or feel further improvement is needed, we will do our best to facilitate this.

What are the working hours?

Our site team will be on site from around 7am

Works will commence at 7:30am however noisy works will not start until 8am.

Site Hours 07:30 to 18:00 (Mon-Fri)
 07:30 to 14:00 (Sat)

Site Noisy Hours 08:00 – 17:00 (Mon to Fri)
 08:00 – 13:00 (Sat)

Are you looking to employ any additional staff for this project?

This project has been resourced already using our competent in house team, but if you have the relevant CCDO cards please do contact the office and we can take your details for future reference should a position arise.

How long is this demolition project going to take?

Approximately 35 weeks, with work finishing in Spring 2016. However, please be aware that due to the nature of the work this may be subject to change either way, dependant on how smoothly the contract progresses. It is not uncommon for unforeseen obstacles to arise which can delay our programme or in fact accelerate the works.

When will the roads shut?

DDS Demolition has designed the methodology of this contract to include the minimum road closures possible. Townwall Street will remain open for the duration of the project and our works will not disrupt the day to day running of the road. Due to the compulsory purchase order St. James Street will be closed coming from Russell Street however access to Flying Horse Lane will be via Dolphin Lane as this will now be a two-way road. Castle Street will also become a two-way road to aid access around the demolition project.





Where is the construction and demolition debris being disposed of?

With our demolition processes we always look to maximise the recycling potential of all materials that are generated on site. On this project we aim to achieve a 95% recycling rate. The majority of the waste arising from this facility will be taken to a licensed waste processing plant, where it will be processed, recycled and re-sold back in to the construction industry. A large proportion of the materials will remain on site for processing and reuse within the future development programme.

What is being done to minimise disruption to nearby businesses?

Unfortunately due to the nature of our works there will be some inconvenience to local businesses but we endeavour to keep this to the absolute minimum. During this time we would like to ask for your co-operation in maintaining good streams of communication to enable us in facilitating your requirements and prevent unnecessary disruption. Within the St James site, routes will be continually changing to accommodate the progression of the works, if we feel this is going to impact on the congestion around the local area we will be notifying businesses as early as possible of any major changes to minimise confusion and disruption.

It is essential that good communication streams are maintained between DDS and concerned parties to prevent excess disruption, with Health & Safety remaining of paramount importance at all times.

DDS Demolition appreciate that while these works take place it may have an impact on the local community, and could potentially disrupt the day-to-day lives of residents, and operations of local businesses. We pride ourselves on having good relationships with everyone affected by our works and are very approachable to listen to your concerns. We will do everything in our power to minimise this, and strongly encourage anyone concerned to speak to our Site Manager who is based on site.