



**DMC**  
GROUP  
Contractors Ltd



**Welcome to DMC Group**  
Enabling Works, Demolition, Dilapidation,  
Building, Refurbishment & Cladding Specialists.

## About DMC Group

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### **Specialists Façade Replacement and Cladding Division**

DMC Group's façade replacement and enabling specialists offer a complete range of professional cladding services with comprehensive surveying and testing available. Our team of experts can make recommendations of compliant materials tailor made to meet the aesthetic finish requirements, taking the project successfully from concept to completion.



### **Enabling Works including :Enabling works - Demolition - Dilapidation**

Dilapidations is the term to describe disrepair arising from non-compliance with repairing liabilities in leases. Dilapidations arise both during and at the end of a lease and often lead to disputes between a commercial landlord and tenant. Dilapidations are a complex, specialist field that DMC are competent in delivering in. From a single floor in a high-rise occupational building to a complex warehouse DMC pride themselves in presenting the building back as required by the landlord.



### **Demolition – Enabling Works.**

We are specialists in all demolition services, we undertake industrial and commercial projects. Covering a wide range of essential services from dismantling, dilapidation, site clearing, plasma laser cutting, escalators removal, lift removal, strip-out, temporary works, excavation, dismantling and asbestos removal.

## Our Services

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**DMC Group is a highly commended enabling works contractor with over 25 years of experience specialising in demolition and asbestos removal.**

Our services include all types of demolition, deconstruction, strip-out, façade retention, high rise buildings etc. We also specialise in asbestos identification, as well as controlled asbestos removal and can provide R&D reports. All of our estimating, project management and surveying is carried out in-house.



We complete our projects safely, competently and efficiently, all to an agreed programme. We pride ourselves on developing and liaising with clients' to provide ideas and solutions to each individual project.

From initial enquiry, through to practical completion, DMC Group has professionally qualified staff both on site and in-house to which their dedication, experience and flexibility enable us to provide our professional services throughout the UK with a short term goal to offer our services throughout Europe.



With a varied range of projects within our portfolio, DMC Group is eager to develop and progress in completing further specialist and demanding projects.

## Our Services

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### Asbestos Removal

With over 20 years of experience in all matters asbestos related, DMC Group is skilled at building assessment and carrying out thorough investigation works along with management of the controlled removal of any hazardous materials and the safe disposal of such items.



### Consulting

At DMC Group we believe the earlier we are consulted in relation to a project, the more accurate information and costings we can deliver. We work directly with Building surveyors, Quantity Surveyors, Project Managers, and Architects. We assist with survey reports of the current state of the building and advise on how best the potential issues are dealt with.



### Decommissioning

Decommissioning of projects any size. The safe removal of all existing plant and wiring including the degassing of the existing Air Conditioning system. DMC Group will ensure that the building is left in a safe and clean state when carrying out any decommissioning project.



### Waste Recycling & Crushed Aggregates

At DMC Group, we are committed to recycling the majority of waste products that are produced when stripping out or demolishing a building. Items will be sorted accordingly on site in the recycling bins provided. We have good working relationships with specialists that recycle materials such as wood, metal, plasterboard, glass, cabling and UPVC items.



### Enabling Specialists

We work as a Main Contractor directly for Building Management Teams to carry out the enabling works required prior to Cat A and Cat B finishes installation.



### Strip Out

DMC has carried out numerous strip-out's as a main contractor and as a sub-contractor. We will remove all existing finishes including mechanical and electrical installations, ceilings, floors and wall. We offer the reinstatement or demolition of structural alterations.

## Our Services

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### Salvage

Maximising value for our clients through processing scrap metal and plant. Working closely with building owners and managers to salvage unwanted items from a building that is due to be refurbished or demolished in a safe and controlled way to effectively regain funds through recycling.



### Demolition

The management of all matters relating to demolition, whether this be the full demolition of a site or a complex deconstruction of a building or part of a building. DMC Group can carry out these works as a main contractor or sub-contractor and will manage the removal of all items from site and recycle materials in all areas safely and in line with waste management legislation.



### Contracting

We have built and maintained a strong working relationship with our business clients and pride ourselves in delivering all projects on time and within budget.



### Dilapidation to Building Reinstatement

One of DMC's wide scope of works is Dilapidation and Reinstatement. We work directly with all areas of professional bodies such as Building Surveyors, Quantity Surveyors, Project Managers, Architects and on many occasions direct for the Client. We deliver exceptional projects giving outstanding results, providing costings from the first stages to the finished product. These costings include stripping back the buildings to shell, remove all aspects of tenant/landlord fit out works and reinstatement of the original building.



### Commercial Dilapidation

DMC Group regularly carry out Commercial Tenant/Landlord Dilapidations such as shell and core fit outs. We have worked closely with GVA, BNP Paribas and Trident Building Consultancy for Clients such as UBS, Henderson Global and VanquisProperties. De-rating.

## Case Study / Seven Dials.

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### **Seven Dials, Warehouse, Earlham Street, London WC2H 9LA.**

Enabling works to Seven Dials Warehouse

Duration : 5 weeks

Works : Strip out | General Builders Works | Validation

A refurbishment and demolition survey is needed before any work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs (asbestos-containing materials) in the area where the refurbishment work will take place or in the whole building if demolition is planned.

### **Introduction**

An old gin factory, Seven Dials warehouse, dating from 1690 was refurbished and redeveloped to provide 60,000 sq ft mixed use space situated in the heart of Covent Garden. The Grade II Listed Building was redeveloped by Schrodgers in 2007 and is leased to tenants including Expedia, Urban Outfitters and Belgo. Incredibly this wedge shaped building had survived World War II but sadly in 1999 the building was substantially destroyed by a fire and Fletcher Priest Architects were commissioned to re-design and re build the fire damaged property.



Since then refurbishment to the ground floor and mezzanine was completed to create 6,200 sq ft of warehouse style office or retail space. This was leased to Expedia, who then sub-let to Facebook. Facebook then signed a deal to relocate to its West End offices at 10 Brock Street, Kings Cross.

## Case Study / Seven Dials.

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The Building is formed of basement, ground and 5 upper floors. DMC were initially commissioned to carry out Intrusive Investigation Works at Seven Dials Warehouse to floors, Ground, mezzanine, 3rd, 4th and 5th floors. Once works commenced it was clear, that in order for the Project Team to establish a clearer understanding of the current state of fabric and potential available space, DMC could assist by stripping out a vast amount of the existing finishes. This enabled the Structural Engineers and Architect to formulate a more extensive Category A re-fit. DMC we also able to validate the tenant Mechanical & Electrical Installations and advise on redundant and removable equipment.



### Strip Out

The basement, 1st and 2nd floors of the premises were occupied for the duration of the works, so a thorough understanding of the existing Building Services were required to ensure uninterrupted services to the remaining tenants.

### Restraints

Noisy operations were required to be carried out early morning or after normal working hours.

### Deliveries/Collections

No on site parking was available on this project. The surrounding Streets were restricted, therefore DMC were required to co-ordinate collections and deliveries accordingly.



### Problem Solving

There was no evidence of any M&E drawings on site. It was uncertain which items could be removed without affecting other areas of the building. Validations were required by DMC to establish areas that could be safely removed or decommissioned.

## Case Study / Vogue House.

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### **Vogue House, Hanover Square, London W1S 1JU.**

Project Details

Enabling works to Vogue House

Duration : 6 weeks

Works : Strip out | Demolition | General Builders Works

### **Introduction**

Nestled in the heart of central London, just off Oxford Circus, Vogue House is where shoots get prepped, fashion features written and the big ideas discussed. Vogue House is a 7-storey office building in Mayfair, designed by architects Yates, Cook & Darbyshire and completed in 1958. British Vogue headquarters is located in this building facing Hanover Square and siding St George's Street, inside Mayfair's Conservation Area.

Home to Condé Nast, the publisher of established magazines such as Vogue, Vanity Fair and Wired. There is 23m<sup>2</sup> retail unit fronting St. George Street selling Condé Nast magazine publications.

Planning permission was sought for in 2015 for change of use from retail space (Class A1) to office space (Class B1), so that part of the ground floor and basement could be used as office accommodation, which included external alterations to the façade. The A2 space was previously occupied by HSBC bank, who vacated the premises in 2014.

DMC were appointed to carry out the reinstatement works of the ground floor and basement area and make some essential adjustments to the façade of the building.



## Case Study / Vogue House.

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### **Strip Out.**

Although the ground and lower ground floor premises were unoccupied for the duration of the works, the building on all other floors remained in full occupation, during working hours. Site working hours had to be agreed with the contract administrator prior to Commencement on site. Keeping in regular contact with the Premises Manager was essential to ensure that we could programme our works to coincide with access by their Management and Visitors.

### **Restraints**

No noisy operations on week days to be restricted to the hours of 08.00 - 10.00 and 12.00 - 14.00 and 16.00 -18.00. Noisy work can be undertaken on Saturday mornings between the hours of 08.00 - 10.00.



### **Problem Solving**

Working closely with the Building Management, and within the noise restraints, DMC undertook a bulk of the work during the evenings to ensure minimal disruption to the remainder of the building and occupants.

### **Concrete Repairs**

Within the works required, DMC had to make good to some of the existing floor slab. Some of the remaining fixings from the previous tenant had to be broken out from the concrete – items such as an overnight safe and an existing strong room.



## Case Study / Vogue House.

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### Structural Steels

In the basement area, DMC were required to remove a safe deposit room and make good any openings left including the concrete floor. There was also a strong room located in the basement and 2 staircases accessing the basement from the ground floor. During these works, we were required to install structural steel beams to ensure that the original bearing capacity was achieved.



### Stone Repairs

At part of the works, DMC were required to undertake some stone repairs. There was an area where an ATM cash machine had been installed. Once removed, DMC installed a temporary frame and façade to ensure the property was secure. DMC then brought in specialists who sourced matching stone and carried out the reinstatement.



### Basement Works

Due to height restrictions in this area and minimal access, DMC employed the use of a BROKK excavator. The use of this specialised equipment meant that removal works could be carried out within the low ceiling height, effectively and efficiently.

### Waste Collections

We were provided with 2 Parking Bays within the lower ground car park for removal of waste. There was no off-street parking available on site. We were also required to make all reasonable endeavours to maintain the communal areas and external areas and keep them as clean and debris free as possible during the works. The basement car park is used regularly by the tenants and we had to schedule skip deliveries and collections.



# DMC Group

Specialists Cladding Division.

## Specialists Cladding Division

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### **DMC are market leaders in the removal, maintenance and installations of façade systems throughout all regions of the UK.**

We have an extensive directory of trusted designers and manufactures who we work in close conjunction with to take a project from tender stage all the way to client hand over.

DMC are proud to have a robust quality assurance process which documents each stage of the construction process to ensure that of the installation of each component is installed to the highest industry standard possible.

Our family of subcontractors and installers receive regular CPD work shops and dedicated training sessions to enable them to be at the top of there field with current industry knowledge and installation procedures.

Our dedicated management team ensure duality through out the project, striving too achieve a product delivered on time, in budget and to the highest quality.



## Cladding Division Case Study / Salix Court, Salford / Rainscreen & Floor Spanning System.

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**This floor spanning over cladding system was supplied by System Building Products and installed on location by DMC Group.**

The design has been carried out Mark Heywoods Associates in accordance with British standard codes on wind loading, Structural use of aluminium, corrosion at bimetallic contacts and method of testing for structural fixings.



Work commenced by removing Reynabond pannels from the gable end of Salix Court. Once the task had been completed the operatives then began to remove each T rail from the carrier system along with insulation and fire break to expose the buildings brick work. Any historic penetrations in the brick substrate were then injected with EPDM sealant to protect the structure from water and air ingress.

Dead load brackets were then installed using Fischer FIS V 360s resin and stainless steel A40-70 Threaded rod. Brackets were then installed at designed increments to first floor slab along with helping hand brackets to the second-floor slab.



Teflon coated fixings and washers were used on the systems components to reduce friction and provide isolation between dissimilar materials.

Once the installation of the T rails to the brackets had been completed operatives lined and levelled the grid before installing Tenmat Ventilated Fire Barrier at floor slab level.

A constant 30mm air gap was maintained between the intumescent strip and the back of the support rail to allow for free air flow with in the compartments.

## Cladding Division Case Study / Salix Court, Salford / Rainscreen & Floor Spanning System.

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Once installation of the Fire break had been completed operatives then began installing 110mm Knauf Earthwool Dritherm Cavity Slab to the brick substrate. The insulation was then directly fixed to the building using 6 number plastic tie back fixings with spreader washer and 2 number stainless steel fire rated insulation fixings.

An expansion joint has been installed at every second level to allow for deflection of the internal slab or expansion and contraction of the façade system.



## Our Accreditations

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### HEAD OFFICE

DMC House, 7 Bimbury Lane,  
Detling, Kent, ME14 3HX

Tel: 01622 631997

Email: [info@dmc-group.co.uk](mailto:info@dmc-group.co.uk)

Company Registration Number.

08515347

VAT Number. 167931672

### MANCHESTER OFFICE

Tel: 0161 7379846

Email: [info@dmc-group.co.uk](mailto:info@dmc-group.co.uk)

### LIVERPOOL OFFICE

Tel: 0151 3191351

Email: [info@dmc-group.co.uk](mailto:info@dmc-group.co.uk)



**Thank you.**