



Detailed Method of Demolition

Project: Demolition of Redundant Swimming Pool

Location: Hurstpierpoint College, College Lane, West Sussex

Prepared by: Building Solutions Consultants Ltd

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This document outlines the detailed methodology for the safe and controlled demolition of the redundant swimming pool at Hurstpierpoint College. All works will comply with BS6187:2011, relevant UK legislation, and site-specific risk controls. The demolition will be managed by a competent NFDC-member contractor employing CCDO-certified operatives.

The method has been prepared with full reference to HSE guidance on demolition, structural stability, and CDM 2015 responsibilities. Roles and responsibilities across all parties—client, principal designer, principal contractor, site manager, and operatives—are defined, and the site-specific hazards and logistics have been considered in the method, including the constrained context adjacent to operational school facilities.

1. Pre-Demolition Preparation

- Secure the site perimeter with appropriate hoarding and access control.
- Establish welfare facilities in accordance with CDM Regulations.
- Undertake all required service disconnections (gas, electric, telecoms, water).
- Confirm removal of asbestos-containing materials in accordance with CAR 2012.
- Notify Mid Sussex District Council under Section 80 of the Building Act 1984.
- Discuss potential road and pedestrian access constraints with the local authority, including need for pavement or scaffold licences.
- Pre-construction information to be compiled and issued to all contractors, including asbestos surveys, structural integrity assessments, and live service mapping.

2. Soft Strip and Internal Dismantling

- Strip all non-structural internal fixtures and finishes (ceilings, lighting, mechanical services, doors).
- Sort, recycle, and safely dispose of all strip-out waste.
- Monitor air quality during removal activities.

3. Removal of Asbestos Cement Roof and External Cladding

- Employ non-licensed removal techniques with suppression (mist spray).
- Seal all materials and dispose via a licensed hazardous waste contractor.
- Maintain an asbestos register and photographic records.

4. Structural Demolition

- The structural frame is a prefabricated concrete portal frame construction. Demolition will be undertaken bay by bay.
- Roof coverings and purlins will be removed first to reduce loadings.
- Each portal frame will be carefully dismantled in reverse order of construction:
 1. Remove roof beams (rafters) using lifting equipment.
 2. Prop each column pair prior to rafter removal to prevent lateral instability.
 3. Dismantle each column individually using a crane or mechanical support.
- Temporary propping will be installed to support unstable sections during sequencing. All propping will be designed by a temporary works engineer.
- Manual hot cutting or mechanical breaking will be used to separate bolted or cast connections.
- Stability will be monitored at every stage and exclusion zones will be adjusted dynamically.
- All portal frame elements will be lowered to the ground and broken down at floor level for removal.
- A banksman will maintain visual contact with all works in elevated positions.
- Vibration monitoring will be implemented near sensitive structures to ensure safe thresholds are not exceeded.
- Exclusion and debris zones will be reviewed and adjusted as demolition progresses.

5. Substructure and Pool Tank Removal

- Break and remove ground floor slabs using mechanical breakers.
- Remove redundant below-ground drainage, ducts, and tanks.
- Backfill voids with certified clean fill and compact in layers.

6. Site Clearance and Restoration

- Remove all temporary works, fencing, and debris.

- Restore site to agreed temporary finish compacted Type 1 to the existing dominate level of approximately +27.90.
- Level and compact ground to provide a safe and stable surface for future development.

7. Safety, Environmental and Monitoring Measures

- Daily site briefings and toolbox talks.
- Full PPE and site rules enforced.
- Water-based dust suppression and vibration monitoring in use.
- Supervised material movement and controlled traffic routing.
- Method will consider the proximity of operational buildings and mitigate debris dispersion beyond site boundary.
- Scaffolds will not be used as structural support unless specifically designed to do so.

8. Emergency Measures

- Emergency procedures briefed and displayed on site.
- Spill kits and fire extinguishers available at key locations.
- Contact information and site manager number prominently posted.