

CASE STUDY

Works: Demolition and Party Wall Separation

Sector: Redevelopment Scheme



## St Peters Hall, Hinton Road, Bournemouth

**OVERVIEW:** Lawson Group were responsible for the demolition and party wall separation of a former nightclub in the city centre of Bournemouth. Originally built in 1908 as the Playhouse Theatre, the building was later used as a church by the Wessex Christian Centre and then returned to the leisure industry as a popular nightclub in the 1990's.



**CHALLENGE:** The building was located within a busy highway and heavily populated city centre. Party wall separation works were required, and a

pedestrian access was to remain open for most of the project. The front facia Name Stone 'S. Peters Hall' required retaining for incorporation with the future build design. A large basement was to be exposed from excavations, following demolition the basement walls were to be retained.

**SOLUTION:** Working in a tight vicinity close to a pavement, road and other businesses emphasised the importance of planning the works. A strategic methodology was put in place to ensure that all safety precautions had been met. Traffic management was set up to allow for a 48hr footpath and partial road closure was granted to allow demolition to the front access of the building.

Before any demolition works commenced, an ASB5 was submitted to the HSE for the licensed removal of asbestos. Lawson Environmental removed all asbestos containing materials under controlled conditions leaving the building clear of any hazardous materials.



Lawson Demolition were responsible for carefully removing the Name Stone by hand, access was obtained by using a cherry picker and the surrounding bricks were broken out using a

hand breaker and the Name Stone was removed. It was then transported and located offsite ready for installation within the new replacement building.

Road protection consisting of layer of sand and 150mm thick hardwood mats were placed over the road to protect the surface from any damage during the works. Scaffolding was erected to the rear and both side elevations of the building, this was reduced as the building progressively became lower throughout demolition.



Due to the close proximity of neighbouring properties the gable end was removed by hand. Access scaffolding was erected to the side and fitted with handrails and Monoflex. Drop zones were created inside the building to prevent debris spreading.

Mechanical demolition commenced from the front elevation using a high-reach excavator. A hydraulic grab attachment was used to demolish the front wall of the top floor. The surrounding external walls were then removed. Starting at the front of the building, the walls were reduced in height allowing the brickwork to fall into the drop zone.



The basement removal works required a temporary works structural plan to be implemented with temporary propping and supporting.

**RESULT:** The buildings were demolished in their entirety, including removal of ground floor slab, foundations to the footprint of the buildings and surrounding hard standings. All waste was segregated for recycling and the concrete and bricks were crushed and reused onsite to backfill the basement area.



To find out more on how Lawson Group can help with your next demolition or asbestos removal project, please call 01793 782000, email [estimating@lawsongroup.co.uk](mailto:estimating@lawsongroup.co.uk) or visit [www.lawsongroup.co.uk](http://www.lawsongroup.co.uk)