

County Buildings Demolition

Frequently Asked Questions

1. Why is the demolition required?

West Sussex County Council (WSCC) is planning a partial demolition of the site. This ensures that the site is cleared and will make a more attractive proposition as WSCC seeks to secure the long-term redevelopment of the site. County Buildings is part of a wider regeneration programme of Crawley town centre and ties in with the [Eastern Gateway scheme](#) which aims to provide improvements to public space and connectivity within Crawley town.

Much of the County Buildings site has been empty for several years. Developing the site will allow the best use of the town's assets and resources.

This project forms part of the One Public Estate programme. One Public Estate (OPE) is a national programme, jointly managed by Cabinet Office and the Local Government Association, that brings public sector organisations together to renew and rationalise the public estate with the aim to:

- improve public services to residents, visitors, employees and businesses in the county
- renew and rationalise the public estate so there is a reduction in the amount of money we spend on buildings
- free up much needed land for the development of housing, commercial and employment space
- support local economic growth
- generate capital receipts and income

2. Where is the scheme and which buildings are affected by the demolition?

The County Buildings site is located in Crawley town centre, along Exchange Road, opposite the Town Hall and next to the Crawley Police Station.

The plan is to partially demolish the County Buildings site (see figure 1 below). Centenary House will be retained with the West Sussex Coroner's Court, Find It Out Centre and Change, Grow, Live services continuing to run from this location. The Magistrates Courts site remains fully operational and will not be affected.

Figure 1



3. What will the demolition cost and how is it funded?

The cost of partial demolition is in the region of £800K funded through the County Council's capital programme.

4. When will the demolition works commence and be completed?

Works will start in February 2021, which will include enablement works ahead of the main 12 week programme, finishing in late Spring 2021. The appointed contractor (DDS Demolition Ltd) will be taking occupation of the site for approximately 8 -12 weeks to undertake this work.

5. Will the local community be affected during construction?

Several measures have been put in place to ensure that any potential disruption to the retained site's current occupants and local community are mitigated, or the impact reduced. The construction site will be enclosed within a solid timber hoarding to provide a physical and visual barrier between the working area and the surrounding environment. The hoarding will also reduce the impacts of dust creation and the passage of noise and will be supplemented by additional acoustic hoarding and dust suppression plant. When 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. DDS Demolition will be monitoring dust levels on a regular basis. Noise levels will be continuously monitored and kept within the permitted levels outlined by The Control of Noise at Work Regulations 2005. The works and demolition methods will be adapted if the need arises to make sure noise levels are kept to a minimum. The contact details for the site manager and project manager will be displayed on the site hoarding, and WSCC will ensure the local community is regularly communicated with as works progress.

6. What about Security of the site?

As one of the first actions on the site a secure solid hoarding will be erected around the perimeter of the site, this will be 2.4m tall. This hoarding will be on the existing boundary line to Exchange Road, Northgate Avenue, Woodfield Road and coming back in towards the site and securing to the magistrates court where required. There will be secure entrance gates, these will be located on Exchange Road and are full height metal gates and these are secured out of hours. On completion of the demolition work the site hoardings will be left in place and the gate entrances blocked with solid concrete barriers to prevent vehicles entering the site.

7. Will the proposed development require additional land?

No, the site is fully self-contained.

8. Will the road remain open during the works? What about traffic management?

The road will remain open during the demolition and construction works and increased vehicular activity will be managed by the contractor and Project Manager to minimise congestion. Deliveries and goods away will typically be scheduled outside of peak travel times. DDS Demolition has designed the methodology of this contract to include the minimum amount of disruption possible. The main vehicle access to the site will be located on Exchange Road; all deliveries to and from the site will be carefully controlled to ensure minimal disruption to the local environment.

A 2-gate system will be in place to enter and exit the site which will prevent vehicles reversing and potentially blocking roadways/footpaths. A DDS Banksman will be posted at the site entrance to protect pedestrians / vehicles when deliveries enter and leave the site. Site and road conditions will be continuously monitored, and adequate facilities will be provided for wheel washing (jet wash) and road cleaning should it be necessary.

9. Will there be any environmental impact?

The ecological and arboricultural surveys undertaken as part of the specification have not reported any adverse effects to the environment.

10. Where is the construction and demolition debris being disposed of?

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. The contractor will be able to achieve a recycling rate of 97% of the waste from the site. A proportion of the structural arisings will remain on site for processing and will be reused within any future development programme.

11. Will access for pedestrians be maintained during the works?

Pedestrians will have access to existing pathways but will not be able to enter the building site. Access will be retained and protected for occupants using the Magistrates Court. The site perimeter hoarding will be on the existing boundary line at the back of the footpath to Exchange Road, Northgate Avenue, Woodfield Road and coming back in towards the site and securing to the magistrates court where required, however the footpath access will not be impeded by the works.

12. Will the works affect my bus journey?

The works should not interfere with bus routes or schedules.

13. Will emergency services be affected by this works?

The works should not interfere with emergency services activity.

14. If the site is going to be developed, where do we see the plans for this?

As long-term redevelopment plans are developed WSCC will undertake all necessary engagement and consultation, at the appropriate stage to ensure the public are fully consulted with and have a chance to have their say. Public areas such as the Library and Town Hall reception will feature proposals and provide opportunities for feedback comments.

15. If the buildings to be demolished have been empty for several years, why hadn't you rented them out to generate income for the County Council?

Due to the condition of the buildings, extensive refurbishment works, and significant investment would have been required in order to bring the properties up to a lettable standard.

16. Why are you not demolishing the whole area, just some of the buildings? Is there not more money to be made by having a larger area to develop?

Centenary House has a number of current tenants onsite providing established services. It is a more attractive and viable current letting proposition. Retaining this building also meant we were able to avoid having to try and find suitable new sites for the established services to relocate to.

17. What will be provided on the County Buildings site when it is redeveloped?

The development will be planned through detailed market research and wide consultation to create exciting architectural designs which are being planned to provide a high-quality mix of both residential and commercial accommodation. The area is likely to feature ground level food and beverage opportunities that are set around landscaped public realm areas to provide a vibrant and sought-after location.

18. How many construction jobs will be on site?

Various contractors will be employed to assist with the works and numerous personnel which will be as averages for each trade as follows:

Demolition – 8 to 12 ops
Asbestos Removal – 4 to 8 ops
Scaffold Installation – 3 to 4 ops
Hoarding Installation – 4 to 6 ops
Reinstatement Works – 2 to 4 ops

Each sub-contractor will be recruited from DDS Demolitions Ltd trusted list of suppliers who they have worked with on previous schemes.

19. What about the phasing of works and what will the site look like after demolition?

The works will be phased building by building, taking these each down to slab level. The site will be level and the buildings left at slab level only, basements will be filled with crushed concrete and hardstandings retained. The site will be left enclosed within the solid timber hoarding.

County Buildings Site Plan

Demolished

Retained

