



CASE STUDY - ROLLS ROYCE LEISURE CENTRE

KKB won a competitive tender to deliver the demolition of the former Rolls Royce Leisure and Gym facilities in Hucknall, Nottinghamshire.

The site is being redeveloped to create a new housing development as part of a larger effort to revitalise the area and provide new residential options for the town.

Following removal of asbestos-contaminated floor tiles and gaskets by one of our approved subcontractors the buildings were stripped of all non-structural elements including redundant fixtures and fittings, floor coverings, non-load bearing partition walls, M&E installations and furniture. Following

this we commenced structural demolition of the social club, leisure complex and former gatehouse which covered a footprint of over 2500 sqm.

All the buildings were single-story, constructed from brick walls with a mixture of steel framed roofs and flat wooden roofs. These were carefully deconstructed using a 20 tonne excavator using hydraulic grabs and shears.

KKB performed to programme and cost. When small variations arose on site their site team dealt with them in a favourable manner to keep delays and costs to a minimum. I would recommend them for any similar works.

John Timbrell, Project Manager, Rolls Royce Special Projects Midlands

Discipline: Demolition

Principal Contractor:: Integral

Value: £100k

Completed: Aug 2025

Duration: 4 weeks

Location: Hucknall, Nottinghamshire





There was considerable interface on this project as it was surrounded by local housing, live factories and a trading industrial estate.

The gatehouse was demolished out-of-hours (over a weekend) to minimise disruption to the neighboring factory.

We employed low impact, non-percussive equipment to limit noise and vibration.

External walls were demolished last to act as a temporary sound and dust barrier while a mobile pressure washer was employed to suppress dust emissions.

All wastes generated by the project were segregated on-site. This included more than 700 tonnes of concrete/hardcore and over 30 skips of plaster-board, timber and mixed construction

waste which were removed to a local Materials Recycling Facility. A small number of bricks were donated to the local Heritage Centre for re-use

KKB staff and operatives displayed professionalism in their approach to the scheme from day one. Their plant operators were excellent and the site was left clean and tidy after demolition. Project Manager David informed me of progress throughout and supported with good quality pictures of the demolition. I would have no hesitation in using KKB on any future schemes of this nature.

David Howard, Site Manager, Rolls-Royce

