

Scholars Way



Demolition Works

Key Information

Client:	Bellway
Site:	Scholars Way
Area:	1.09 ha
Location:	Ings Lane, Rochdale
Former use:	School Building, Car Park and Play Area
Start date:	August 2014
Programme:	12 weeks
Status:	Completed/ Validated

Stakeholders

- Rochdale Council
- E3P
- Ascerta

Delivering Effective Remedial Expertise, to Programme

THE CHALLENGE

The site comprised the derelict building, car park and play area of the former Innes School on Ings Lane, Rochdale. The irregular shaped single storey 1970's school building was located in the centre of the site with significant evidence of fire damage to the interior and notifiable Asbestos Containing Materials (ACM) widespread throughout.

The remediation and enabling works specification required the provision of a suitable development platform for the construction of a low rise residential development comprising 36No. residential dwellings with associated gardens and infrastructure by Bellway Homes (Manchester).

The key environmental requirements related to: licenced asbestos removal; controlled demolition; tree removal/protection and generation of site-won growing medium for re-use as sub-soil in gardens. With made ground failing Tier 1 threshold criteria for PAH and TPH stockpile management and verification throughout site works was essential to achieve the designed material management plan.



Fire Damaged Interior

DBR Key Expertise

- PC Role
- Material Management Planning
- Asbestos Removal Management
- Demolition
- Tree Felling
- Processing of Arisings to 6F2 / MOT
- Engineering to Formation Levels
- Provide and Place Verified Sub-soil
- Provide and Stockpile Verified Top-soil



“DBR’s pro-active approach facilitated an effective hand-over from demolition and remediation to our construction team.”

THE SOLUTION

DB Remediation (DBR) managed the specialist removal of both notifiable and non-notifiable (ACM) with 3.5 tonne of asbestos materials disposed off-site to a licenced tip. Upon confirmatory HSG248 testing, the soft strip and controlled demolition was undertaken with segregation of brick and concrete rubble for crushing to 6F2 and MOT respectively.

All obstructions and relic foundations were removed to the base of Made Ground with excavations re-engineered to minimise the risk of future settlement.

All site arisings were screened and tested in line with the Tier 1 threshold criteria and materials utilised as appropriate within garden capping or as general fill materials.

DBR provided and placed verified sub-soil to all plots, stockpiled verified top-soil within a quarantine area, and engineered the roads to formation level with a CBR of >15%.

Works were undertaken under a Fixed Price Contract with and successfully delivered to programme.

For further information on how DB Remediation can assist your next project, please call Dafydd Rees on:

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Material Processing



Sub-Soil Generation



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