

## Woodfield House



Controlled Excavation of Peat and Site Re-engineering

# Expert Turnkey Demolition and Remediation - for Residential Development

## THE CHALLENGE

The site located approximately 1.1km north of Altrincham town centre formed part of the Linotype Works and generally comprised of large two and three storey works buildings with associated car parking areas.

Remediation and enabling works were required to enable redevelopment by Bloor Homes for 54 residential dwellings and relocation of the existing Budenburg bowling club. Site logistics were challenging given the proximity of the Bridgewater Canal to the northern boundary and adjacent listed building to the west.

The key environmental risks were associated with potential hydrocarbon hotspots within formerly inaccessible areas. These were further assessed and characterised by Coopers, during slab and relic foundation removal. Given the underlying peat strata across the majority of the site, removal of all peat was necessary, where thicknesses exceeded 200mm.



### Key Information

<b>Client:</b>	Bloor Homes
<b>Site:</b>	Woodfield House
<b>Area:</b>	1.5 ha
<b>Location:</b>	Linotype Works, Altrincham
<b>Former use:</b>	Factory Buildings
<b>Start date:</b>	June 2012
<b>Programme:</b>	20 weeks
<b>Status:</b>	Completed/ Validated

### Stakeholders

- Trafford Council
- Peel
- Coopers
- Residents



Demolition Works

## DBR Key Expertise

- Asbestos Clearance
- Demolition
- Tank Decommissioning
- Waste Management
- Temporary Works Design
- On-Site Treatment of Hydrocarbon Hotspots
- Engineering to Formation Level
- Environmental Management

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DBR's enhanced co-ordination of demolition with remedial works helped minimise the works programme and facilitated advanced construction of the sporting facilities.”

## THE SOLUTION

Works were phased to ensure deliverability of the build programme, with the early construction requirement of a new Bowling Club, within the footprint of the former boiler house, necessitating works from the northern boundary southwards.

With the Bridgwater canal within 2m of the northern boundary and excavation necessary to a depth of 3 m bgl, DBR completed temporary works design and liaison with Peel to mitigate any risk to the controlled water.

Further to asbestos clearance and tank decommissioning works the superstructure was demolished to slab with vibration monitoring undertaken throughout ensuring no adverse impact to nearby residents.

The geotechnical excavation works resulted in the off-site recycling of up to 10,000 m<sup>3</sup> of peat with the overall works ensuring that >99% of demolition and excavated materials were either re-used on-site or recycled off-site (for soil production).

**The works were validated independently by Coopers and full regulatory approval was achieved to schedule.**

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

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Geomembrane Installation to Bowling Green

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