

Contract in brief

Location:

Pollard Lane, Newlay, Leeds

Client:

Renaissance Land Regeneration Ltd & Capricorn Homes

Consultant:

Merebrooks Consulting

Blackwell Role:

Main Contractor

Form of Contract:

JCT Building Contract 1998 with contractors design

Contract Value:

£2.4M

Contract Start:

December 2005

Contract Period:

26 wks

Blackwell site management

Contracts Manager:

Eric Hebden

Project Manager:

Lee Swift

Site Manager:

Frank Convey

Services Included:

- Civil Engineering ✓
- Earth Moving ✓
- Geotechnical
- Remediation ✓

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Contract Summary:

The 12 acre site formerly housed the Aire Vale Dyeworks from pre 1851 to the mid 1950's. The main site location was used as a tip for the deposition of waste materials associated with the processes undertaken by the dyeworks. The works were then occupied during the 1950's by WDS Tooling Aids who manufactured metallic items using a variety of milling, grinding and physiochemical processes involving the use of cyanide salts until 1999. The site lies between the River Aire, the Leeds Liverpool Canal and main railway links.

Blackwell commenced design works in December 2005 with construction works starting in January 2006. The programme required a phased release and we were able to deliver the first plots to the joint venture in May with the remainder of the site being completed in July.

Key Processes:

- All design work and consultancy works associated with the following:
- Discharging those planning conditions relevant to the works to be undertaken
- Establishment and fencing of the site boundary
- Site clearance of the development site and former tip area including demolition of the existing structures on site
- Undertaking remediation works necessary to fulfil the requirement of planning permission, this included;
- Selective excavation and screening of potential areas of hydrocarbon contamination.
- Installation of borehole and carrying out groundwater monitoring.
- Offsite disposal of chromium impacted materials
- Obtaining validation sign off from the regulators
- Excavation and removal of bases and obstructions to a depth to permit construction of primary infrastructure and building works
- Crushing and processing of approx. 8,000 cu m of excavated concrete and brickwork to provide granular fill for re-use in the works
- Regrading of the former tip area and capping off with imported inert fill
- Earthworks to form the new development levels up to the underside of topsoil/subsoil
- Ground improvement as necessary to permit the use of strip footing foundations for proposed dwellings (other than alongside the river).
- Construction of the roads up to basecourse
- Provision of highway, surface and foul water drainage
- Upgrading /installation of new pumping station and rising main for foul water discharge
- Provision of duct crossings to permit services to be distributed
- Liaising with adopting authorities to ensure each stage of design and works were approved and signed off
- Construction of footpaths and installation of suitable riverside barrier / wall
- Provision of gas, water and electric to the site boundary
- Landscaping and planting to the area of the former tip site

