

Station Yard, Kingswood

18 New Build Houses with Associated External Works



Project Overview

- Management of the Design and Planning process to ensure milestones and discharges achieved at the appropriate times.
- Production of the client Employer's Requirements to facilitate the Contract Appointment of the main contractor to build the scheme.
- Contract administration role during the demolition and construction phase.

Service Provided

Shape Consultants Limited was commissioned to provide procurement and contract administration support of 18 dwellings with associated external works on a contaminated brownfield development with flood risks.



Project Highlights

The site used to be the trainyard for Kingswood train station and later housed a Builders Merchants. The Ground Investigation highlighted that there was a significant level of hazardous material across the site that needed to be remediated or removed. The drainage strategy was based on retention of storm water and infiltration, but the site was situated close to an area of historical flooding. The development was designed with flood defense walls on the boundary to protect the houses. The contaminated soil was excavated and removed from site and the road and carpark area was covered with permeable paving with a 30% voids subbase to create the infiltration system, taking advantage of the excavation required for the contamination and providing the capping layer.

The development needed to have a Basic Asset Protection Agreement with Network Rail. We assisted the Employer in making the application and providing information required for the agreement.

The planning agreement placed additional external material restriction on the development compared to normal new build houses. The facing brick needed to be a handmade brick and laid in Flemish bond. The windows needed to be painted timber. The roof tiles needed to be handmade clay tiles, and the rainwater goods needed to be metal cast iron effect. All these requirements added cost to the project which meant the tight financial control of the budget was imperative to the success of the development.

