Case Study

Project
Verity Crescent, Poole, Dorset

Client
Bellway Homes (Ringwood)

Budget
£600k Fees

Contractor
Vertase FLI

Architect
AAP Architects

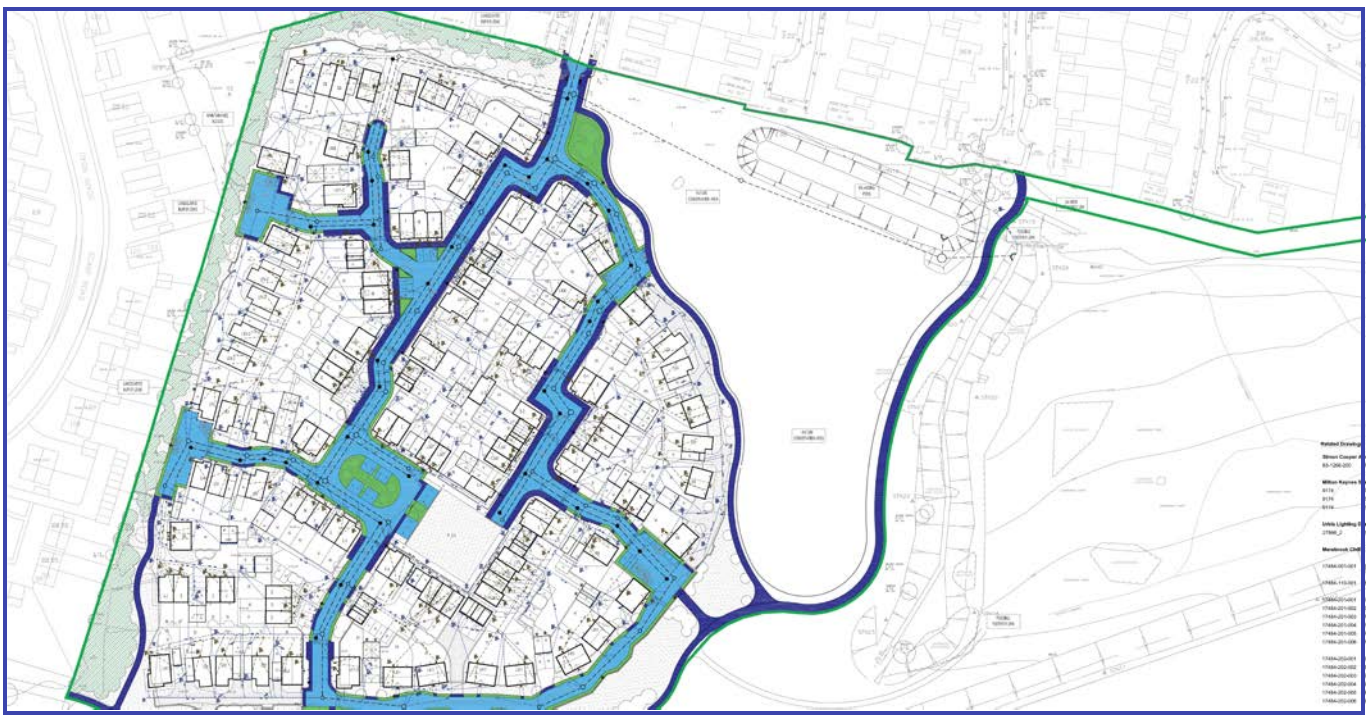
Project Management
IDOM

Overview

IDOM were appointed to carry out a feasibility study into potential options for the stabilization and beneficial use of designated high risk land fill located off Verity Crescent, Poole. IDOM produced several proposals for remediation of the land fill in order to produce a site suitable for construction of up to 120 houses.

They carried out site investigations, installing gas monitoring boreholes and piezometers and construction of test foundations with bespoke gas protection systems. These were monitored for several years and a bespoke gas protection system devised including; a peripheral gas barrier and extraction system, a site wide gas collection drainage system and individual duel gas protection and venting systems for the houses. The proposals were negotiated to an acceptable solution for construction with Poole environmental health officers and NHBC.

IDOM further examined options for stabilization of the ground. Options included; rapid impact compaction (RIC), stabilization using vibro stone columns (VSC), piled foundations, reinforced strip foundations, raft foundations and surcharging. After input from specialist remediation Contractor (Vertase) the project progressed to detailed design, technical approvals, NHBC and EHO approvals and formal tender.

They prepared all construction documents including; ICC Tender documents, specifications, H&S files, S38 plans, S104 plans, foundation drawings, retaining wall drawings, earthworks drawings and gas protection details. The latter including a bespoke high level gas extraction venting system for the houses.

IDOM led the tender and formal procurement process of the Contractor and were appointed as Principal Designer by Bellway and also Engineer under the Contract with a full time site management and validation team, dealing with Contract administration, NHBC queries/building control, Local Authority planning and ecological specialists.