

Lancaster Club, Failsworth



Customer:	Bellway Homes Manchester	Value:	£630k
	304 Bridgewater Place, Birchwood WA3 6XG	Contact:	Helen Lewis – Technical Director

Scope of Work

- Site Clearance
- Environmental Asbestos Clean following arson to retained building
- Re-engineering of made ground and processing of hard standings and relic foundations
- Management of asbestos impacted soils
- Attenuation Pond
- Management of uncharted existing services
- Soft strip works to main building prior to refurbishment
- Phased remediation and sign off

Project Description

The 20-acre site wraps round the former Lancaster Club and will ultimately comprise of 142 homes, a mixture of two, three- and four-bedroom houses – 108 of them detached.



The ambition for the 8.11-hectare site is to create a distinctive and sustainable neighbourhood that combines the best of town and country living.

A large site clearance operation was required for vegetation, trees and topsoil followed by a full site turnover and re-engineering of all made ground to suit a range of foundation solutions, driven piles, vibro piles and traditional shallow foundations.

All site won hard standings, foundations and general obstructions were processed in accordance with WRAP, for subsequent ongoing use for the development infrastructure, piling mats for subsequent use by the development team;

This 18-week scheme was delivered in agreed phases on time and to specification to the developer's groundworks contractor.

