

Streetly, West Midlands

Site Area: 4.8 Hectares
Former Use: Former Rawlins Landfill
Client: Redrow Homes
Value: £5,500,000

The Streetly site was a major design build project that called upon the many multidisciplinary skills available to Provectus including environmental and geotechnical consultancy, civil engineering design and fixed price reclamation contracting. Being able to draw upon these differing skills in-house enabled the development potential of this difficult site to be unlocked.

The site was previously a deep sand pit that had been in-filled in the 1960s and early 1970s with 'inert' wastes. The site was feared to pose a hazard to development due to the difficult ground conditions and perceived risks associated with landfill gases.

The redevelopment of the site caused much local concern mainly due to uncertainties over ground conditions. Provectus appraised the site by means of site investigations and probabilistic gas and human health risk assessments. Through this process a strategy was developed to overcome ground related issues and to safely develop the site including the presence of deep fill with degradable materials, gas control, and ground contamination.

Provectus put together a fixed price package of remediation works that would ultimately allow the developer the freedom and confidence to obtain planning permission for residential development.

Provectus' in-house civil design expertise was also important. The road/ sewer infrastructure for the development was integrated with the ground stabilisation works being carried out to mitigate risks of long-term settlement, ensure adoption was obtained and minimise costs for the developer.

