



Temporary Earthworks Design

Brickfields Phase 2 Development

Aldeburgh, Suffolk

Sector: Temporary Works
Client: M. S. Oakes Ltd.
Value: Circa £2M
Completion: Early 2016

Technicus Consulting was appointed by M.S. Oakes Ltd for provision of structural design and consultancy services for a development of 10 high quality, prestigious dwellings in Aldeburgh. A planning requirement for development of this site was for vision lines to be maintained between existing properties in the area, and the nearby River Alde. This resulted in the new houses having to be partially subterranean. To maintain a conventional two storey living space, the lower floors were formed as subterranean basements.

Further complications for development included it being a brownfield site with previous historic industrial usage as a brickworks. a Site of Special Scientific Interest (SSSI), and situated on a below ground aquifer used for private and public water abstraction.

In addition to the Structural Engineering for the main works, Technicus Consulting was also appointed to provide design and consultancy services for developing a workable temporary earthworks scheme for the site. This involved close liaison with M.S. Oakes Ltd to determine their proposed basement excavation and construction methods, site restrictions for storage of excavated material, construction phasing proposals, graded access ramps for hauling spoil and construction materials, and other site constraints. A public access track immediately adjacent the site boundary also needed to be maintained during the works to provide public and fire tender access to the nearby Yacht Club.

The final earthworks scheme design reduced project costs by enabling use of M.S. Oakes Ltd own earthmoving plant, maintained access to the adjacent Yacht Club, and allowed phased construction and completion to facilitate staged capital release for the client.

