

Project Overview

SPEEDECK led the development of 78 units with associated garages in Park Lane, Finchampstead for a national house builder over 16 weeks (including under slab drainage). The first 12 showroom units were released after 6 weeks despite challenging and wet weather conditions, the units to be installed ahead of the Part L Regulations Deadline. The total Duration of Works inclusive of installation of Under-slab Drainage for 78nr Units + Garages (4,684m2) was 16 Weeks.



SPEEDECK
FOUNDATIONS LIMITED



Park Lane Finchampstead

CLIENT TYPE	National Housebuilder
LOCATION	Finchampstead, Wokingham
NO. OF UNITS	78 units, + Garages (4,684m2)



A complete solution

In the concept design phase, our analysis identified concerns, leading to a targeted action plan:

- 1. Replacement of deep strip scheme:** Our bespoke foundation scheme, utilising voided and non-voided piled rafts on a plot-by-plot basis, provided a safer, more sustainable, and robust alternative to the deep strip scheme.
- 2. Savings in muck away:** Opting for our foundation solution over the deep strip scheme significantly reduced off-site muck-away, saving time, money, and improving overall construction efficiency.
- 3. Heave assessment:** Conducting a heave assessment minimised excavation time and further reduced muck-away by identifying and mitigating potential ground movement.
- 4. Eliminated need for shoring and de-watering:** Our scheme eliminated trench shoring, enhancing efficiency and reducing costs. Additionally, it mitigated the need for trench de-watering, minimising environmental impact, potential delays, and energy use.
- 5. Further Site Investigation:** Additional site investigations ensured that our foundations met warranty provider requirements, resulting in an optimal scheme design.

Design Engineering

The design engineering phase built upon the solutions provided during the conception stage. The team liaised with the Warranty provider on the client's behalf regarding heave, in order to provide further value to the scheme. The Concrete Working Surface was utilised throughout, in lieu of granular piling mats. This generated significant savings in cost and time.

Conclusion

Through a blend of innovative engineering and meticulous planning, SPEEDECK transformed a complex ground situation into a successful development of 78 units, meeting our national house-builder client's specific needs and surpassing expectations.

Our team's effective communication, in-depth site investigations, and proven design engineering methodology ensured seamless transitions across all project phases. We ensured regulatory compliance and delivered ahead of the Part L regulations deadline, a testament to our construction speed without compromising on quality or safety.