



**S P E E D E C K**  
FOUNDATIONS LIMITED



**50%**  
heave  
precaution  
mitigation

**14**  
week  
preparation and  
construction plan

# Farnborough Road

## Clifton, Nottingham

**CLIENT TYPE** Residential and Commercial Provider  
**LOCATION** Clifton, Nottingham  
**NO. OF UNITS** 50 later living apartments, 14 apartments  
and six bungalows for supported living, and NCHA's new headquarters

## Project Overview

The redevelopment of the former Nottingham College site on Farnborough Road in Clifton marks a significant step in enhancing the local community's infrastructure. The site had been derelict for some time.

The new construction, spearheaded by Nottingham Community Housing Association (NCHA), aims to transform this neglected area into a vibrant residential and office space. The development was a combination of Steel Frame & Traditional Build Structures.

@ solutions@speedeck.uk

 www.speedeck.uk

 01582 361060



# An efficient foundation solution

This development is more than just a construction project; it represents a significant improvement for the local community. The new housing options are critical to Nottingham's broader strategy of meeting the diverse needs of its population, particularly older residents and those requiring support. By replacing a derelict and fire-damaged college with a modern, purpose-built facility, the project not only rejuvenates the site but also addresses urgent housing needs in the region.

The development is set to provide modern, comfortable living spaces and a state-of-the-art workplace, benefiting both the residents and the employees of NCHA.

As a long-term investment in the community, this project highlights the importance of thoughtful planning and engineering in transforming challenging sites into valuable assets, and we are thrilled to have provided the foundation for an incredible project.

## Geotechnical Challenges

The site presented a challenging environment due to its clay soil composition; given the nature of the ground, a voided piled raft solution was deemed necessary, however due to our expertise in relation to heave, we managed to mitigate the requirement for heave precautions on over 50% of the site.

Due to the complex nature of the office and ILOP building, with high concentrated point loads. We used FE (Finite Element) modelling to refine our slab thicknesses and ensure the most appropriate, cost effective solution was achieved for each structure.

The construction phase began in early June, with a 14-week plan focused on preparing the site and laying the foundations.



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