

Project Title: Englemere Housing Development

A housing association is proposing to develop the site shown on the site plan with housing for rent some will require disabled access. The land was a former maintenance depot and garage for a bus company. The land was purchased by a government funded Regional Development Agency who was tasked to make the land suitable for redevelopment. An 'enabling' contract was designed to make the site more attractive to developers. The existing garage building was demolished and the foundations were removed and crushed to form hardcore fill. The existing contaminated top soil was also removed. The existing garage inspection pits could not be removed and were infilled with consolidated stable hardcore fill. The site was covered with fresh topsoil.

Mains services, including surface water drains and sewers, are installed under Englemere Drive, which is a main thoroughfare.

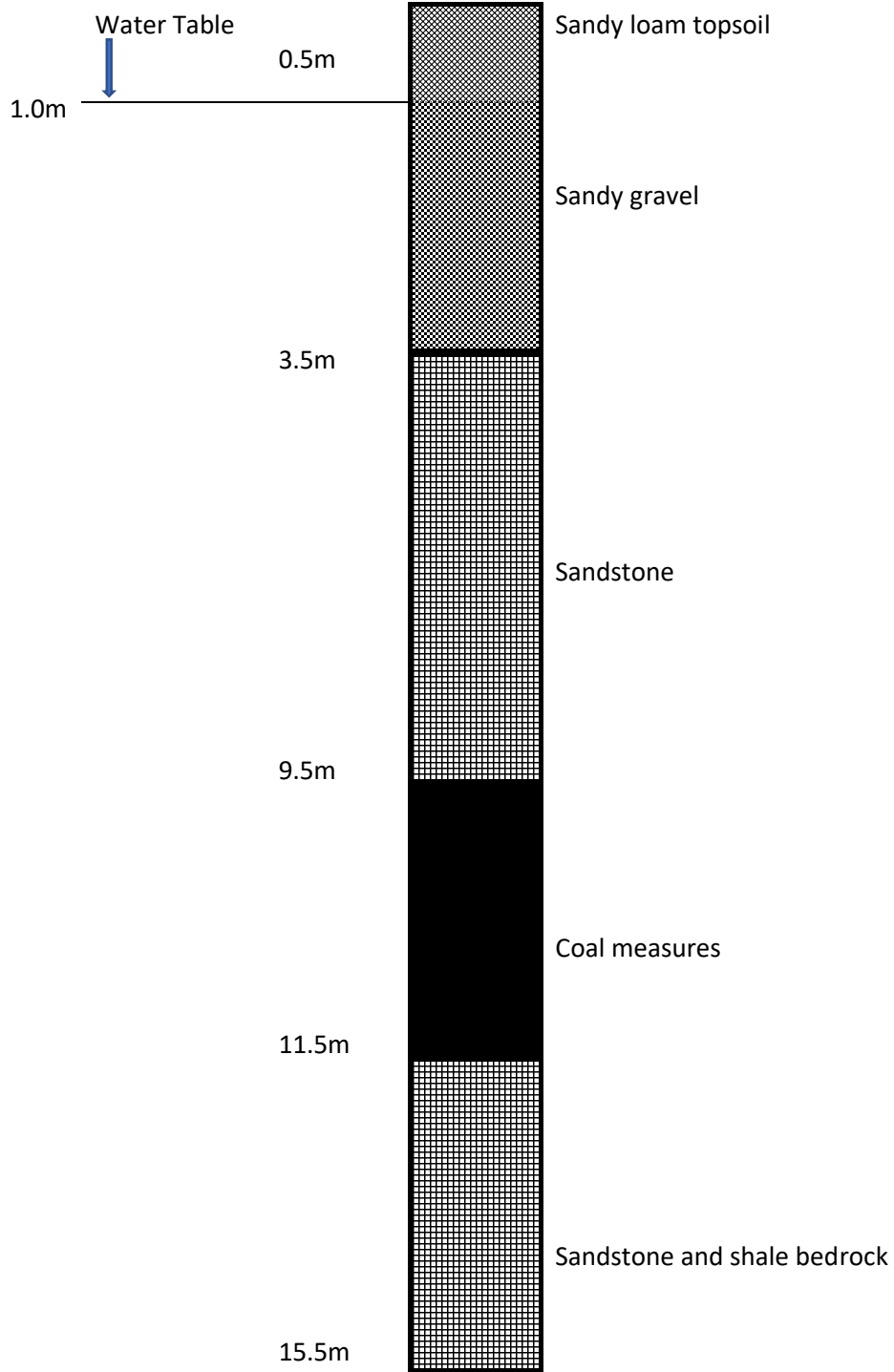
The site boundary to the north has a 900mm high steel post and wire fence.

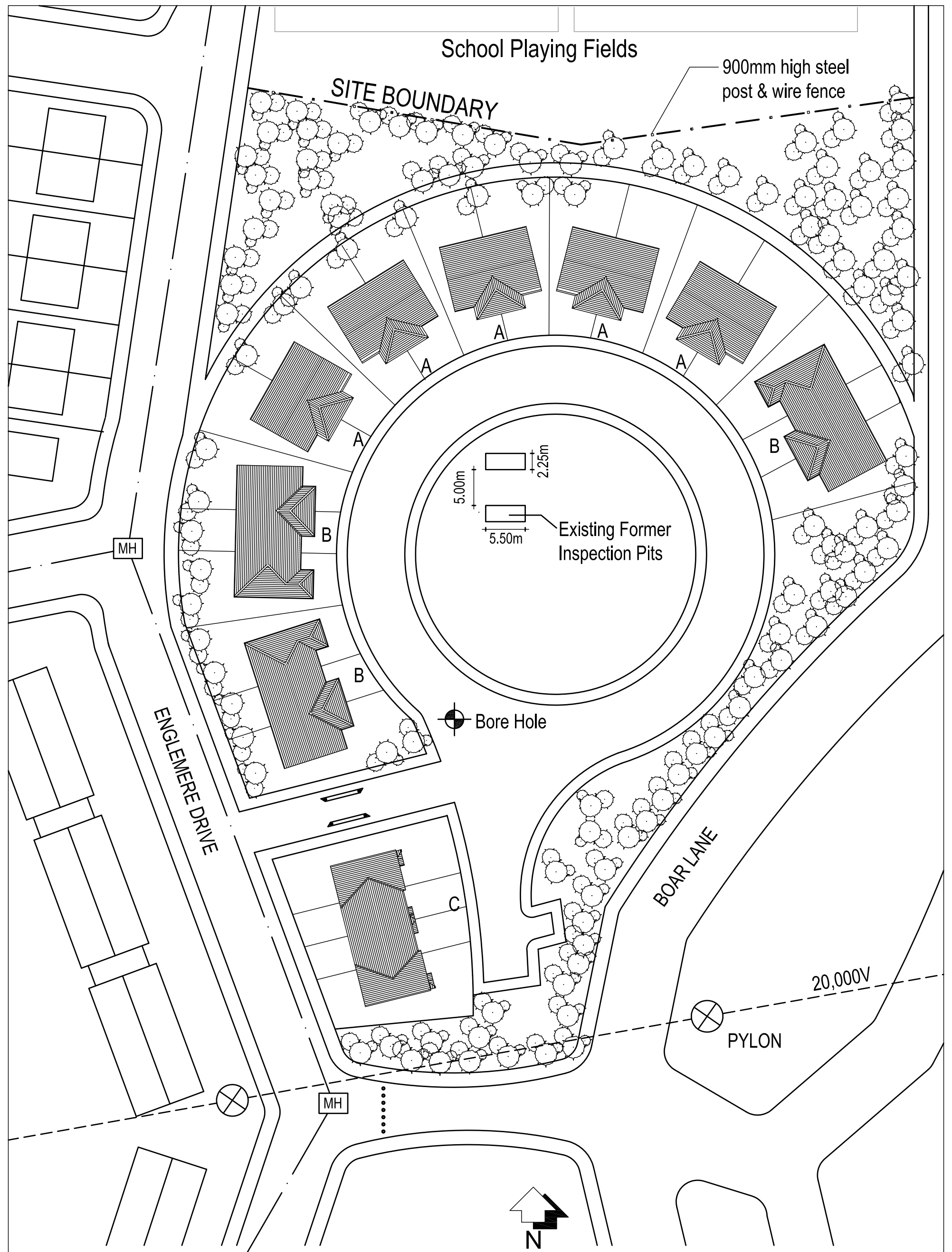
Planning Permission for the development has been granted (subject to conditions)

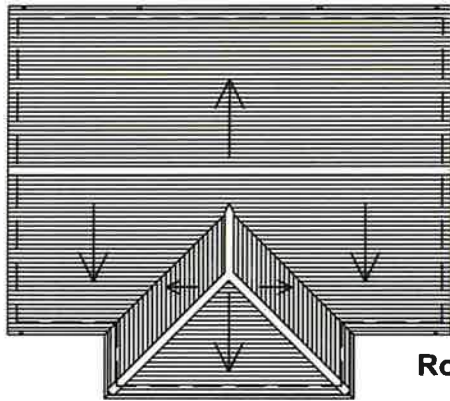
Engineers Report

This report has been commissioned by the Regional Development Agency to establish the condition of the site following the demolition of the former bus garage. This report has been limited to one bore hole split (split spoon disturbed sample and rotary core drilled sample) and a desk study. Soil samples were obtained and sent for chemical analysis to determine the extent of possible residual contamination. No laboratory tests were carried out to determine the load bearing characteristics of the soils. The site investigation was carried out in June 2005. During the site investigation the water table was recorded a 1.0m below the surface of the soil. The site has a history of coal mining activity, which was recorded during the 19th century. The workings are recorded a 'pillar and stall' but no accurate records of the actual workings exist.

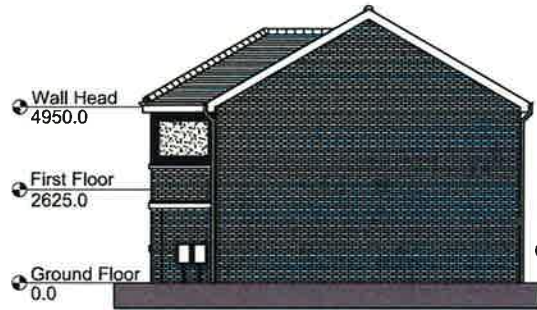
ENGINEERS REPORT (extract)







Roof Plan



End Elevation



Rear Elevation

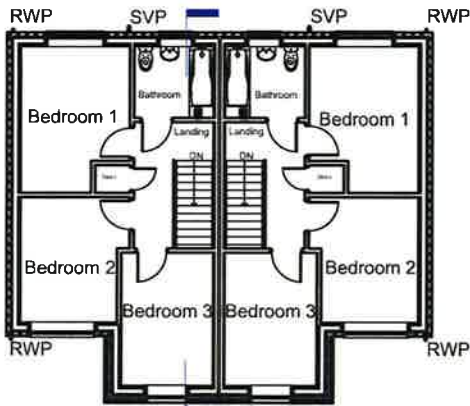
Notes:

Specification

Roof: Contrast terracotta ridge & hip tiles
Grey slate look roof tiles

Walls: Red facing brick with artstone cills and heads on the front elevation & contrasting colour cills and heads on rear elevation
first floor, through coloured render 'white' panels with black stained treated softwood boarding surround

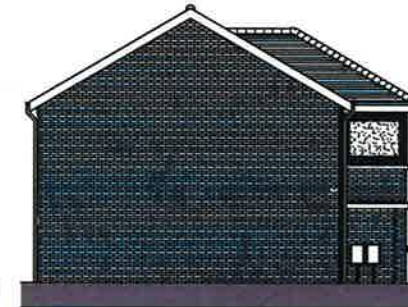
UPVC windows and doors



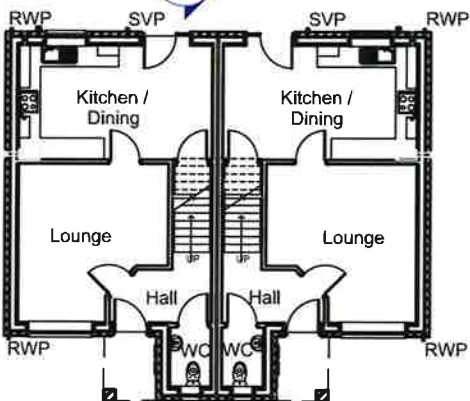
First Floor Plan



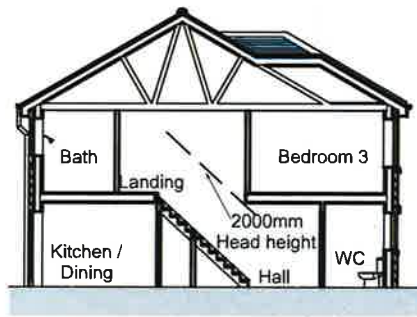
Front Elevation



End Elevation



Ground Floor Plan



Section A1



Project

Englemere Housing Development

Drawing

House Type A

General Arrangement

Scale

1:200 at A4

Drawing No.

XP/ 11/ B

Notes:

Specification

Roof: Contrast terracotta ridge & hip tiles
Grey slate look roof tiles

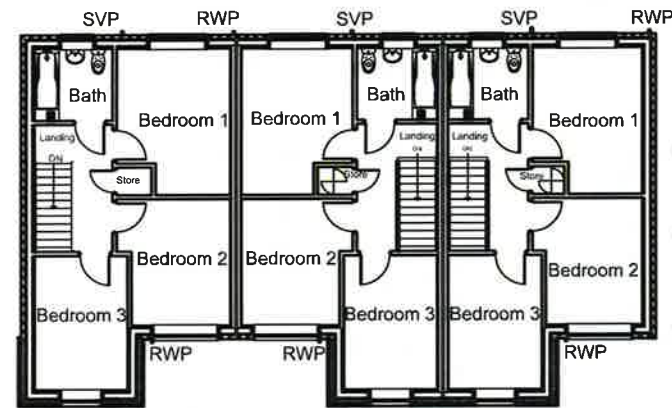
Walls: Red facing brick with artstone cills and heads on the front elevation & contrasting colour cills and heads on rear elevation first floor, through coloured render 'white' panels with black stained treated softwood boarding surround

UPVC windows and doors



End Elevation

Rear Elevation

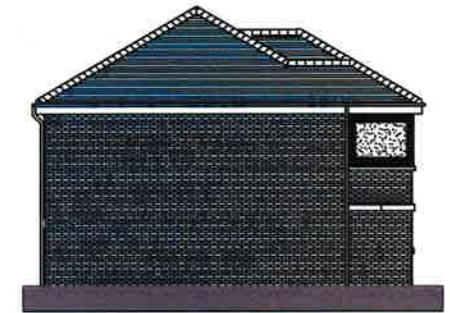


First Floor Plan

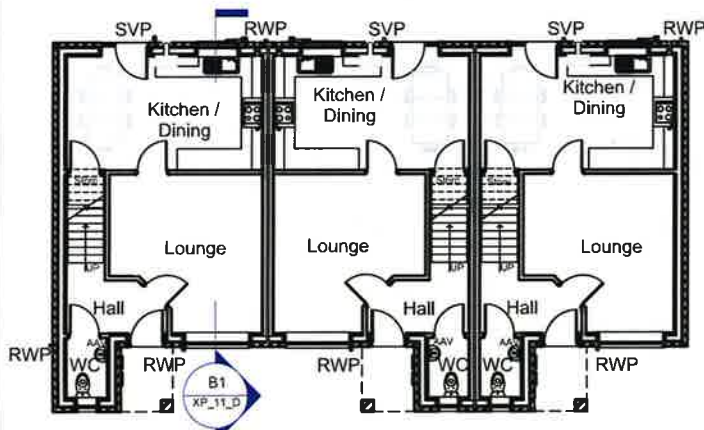


Front Elevation

1 2 3 4 5
Metres



End Elevation



Ground Floor Plan



Section A1

1 2 3 4 5
Metres



Project

Englemere Housing Development

Drawing

House Type B

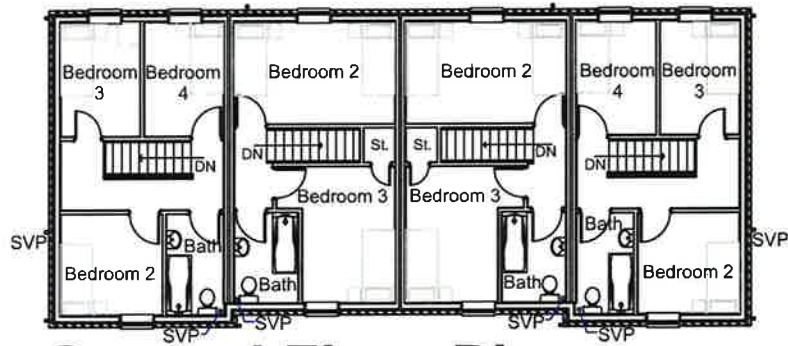
General Arrangement

Scale

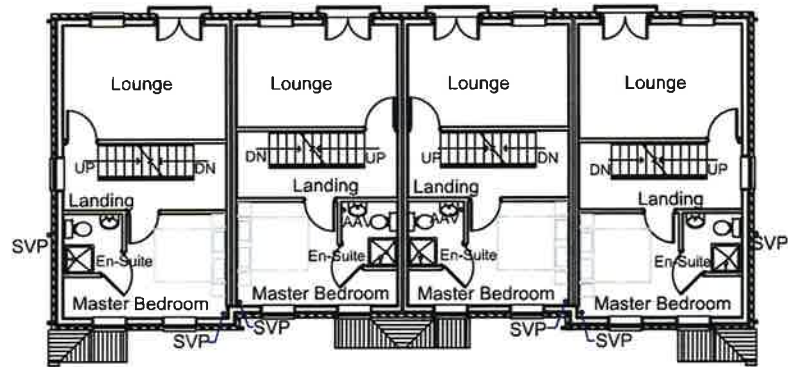
1:200 at A4

Drawing No.

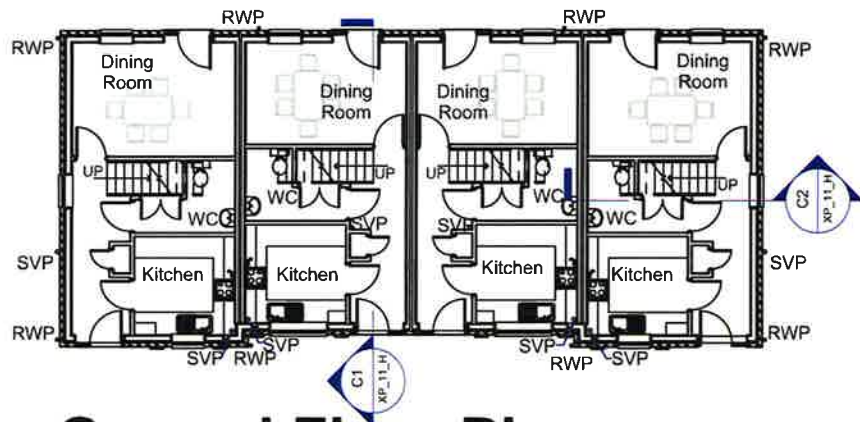
XP/ 11/ C



Second Floor Plan



First Floor Plan



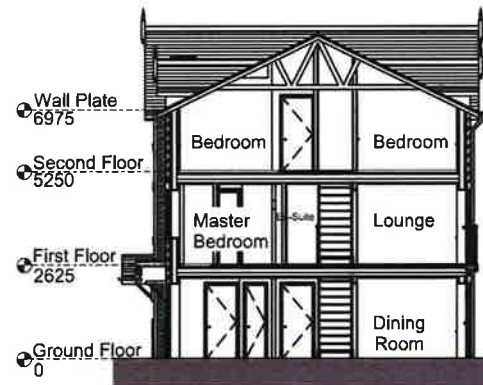
Ground Floor Plan

Notes:

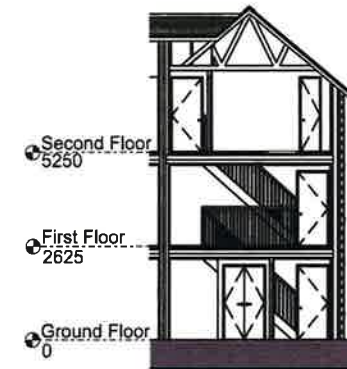
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UPVC windows and doors



Section C1



Section C2



Project

Englemere Housing Development

Drawing

House Type C

General Arrangement

Scale

1:200 at A4

Drawing No.

XP/ 11/ D