CASE STUDY

Galaxy Row, Long Eaton

COMMERCIAL

CLIENT

MyPad

TECHNIQUES

Continuous Flight Auger (CFA) Piles
Cast insitu ground beams

ACHIEVEMENTS

Completed in challenging weather conditions with no delay to programme.

Efficient management of restricted access and live-highway interfaces

Project Brief

Roger Bullivant Limited (RBL) was appointed by MyPad to provide a piled foundation and reinforced cast insitu ground beam package for a mixed-use retail and residential development in Long Eaton, Nottinghamshire. The scheme required 102 No. 300mm diameter CFA piles installed to 14.5m depth along with over 300 linear meters of reinforced cast in-situ ground beams varying from 450mm to 600mm width with some intricate areas including lift pits and holding down bolts.

RBL worked closely with MyPad to develop the scheme to meet the project's requirements. Due to the restricted site constraints and the client's specific loading criteria, RBL's in-house design team opted for a cast in-situ beam solution in place of a precast system. RBL worked collaboratively with the client throughout the design and construction process, providing a bespoke foundation system aligned to the structural requirements of the new retail units with apartment accommodation above.

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Key Issues & Requirements

- Proximity to a live highway and footpath, requiring controlled operations and real-time monitoring.
- Adjacent residential properties demanding careful monitoring of vibration, noise, and spoil management.
- Very heavy rainfall during the works, increasing operational complexity for piling and concrete works.

Solutions

- Deployment of the Geax CFA piling rig, capable of installing the full 14m pile length in a single continuous operation. This eliminated the need for the more expensive SFA method initially considered, delivering both cost and sustainability benefits.
- Integrated in-house plant, including excavator and dumper, ensured efficient sequencing and reduced vehicle movements, lowering carbon impact and improving site safety.
- Enhanced controls along the live highway boundary, including watching briefs to ensure spoil remained within the site footprint while still benefiting from a taller, more productive piling rig.
- Installation of reinforced cast in-situ ground beams, with particular focus on a complex party wall beam to prevent any potential undermining in the prevailing weather conditions.
- Despite challenging weather and tight site constraints, RBL delivered the full piling and ground beam package on programme, with the client praising both the quality of work and the proactive attitude of the delivery team.
- Wet conditions on site prohibited production, so RBL orchestrated and implemented a lime stabilisation technique on site to stabilise soils and enable progress to resume despite wet weather conditions. This also enabled RBL to utilise existing soil for back filling activities on site to minimise the importation of additional materials.

Project Manager at MyPad said,

“RBL and their project manager were excellent throughout the design process of this job. Due to the nature of the scheme, a full investigation of adjacent footings was unachievable until demolition had taken place. Once the findings were revealed, RBL utilised ‘out-of-the-box’ thinking to provide a deliverable solution that ensured we did not disturb our neighbours.

Their experience and expertise were invaluable throughout this process, and they provided a design that fit perfectly within our working parameters. Crucially, all information and designs were issued proactively, with absolutely no need for us to chase for updates. Their ability to combine technical problem-solving with seamless communication made them a vital asset to the project.”

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