

Solution eases site squeeze



With land at a premium, particularly in city centre locations, developers and contractors are increasingly faced with demands to progress development as quickly as possible within restricted site space.

The most effective way to assure smooth progress in the excavation, clearance and construction phases is to maximise the space available. More space means easy access to the development land and facilitates the movement of plant, equipment and personnel around the site.



Virtually all development projects require some form of temporary works to be undertaken, but traditional methods of propping and shoring occupy a significant proportion of the site's footprint, limiting the available space and requiring special consideration in the planning and scheduling of the project.

Fortunately, there is a solution that can alleviate these problems. Ischebeck Titan's drilled, grouted anchor piles enable surrounding embankments and structures to be retained with minimal encroachment into

the development site itself, enabling excavation, groundworks and construction to progress efficiently. Given necessary approval, they can even be used beneath highways temporarily.

So, next time you have a temporary works project, give Ischebeck Titan a call. We can help with scheme designs and advise on the best methods to deliver efficiency for your project.

Following are a few examples of projects that have benefited from the Ischebeck Titan solution.

Altitude 25, Croydon

This multi-million pound residential development involved the construction of a 25-storey structure to create almost two hundred apartments in central Croydon together with a 94-space underground car park.

With development space restricted and the site bounded on one side by a key highway, the contractors consulted Ischebeck Titan to create a temporary works scheme which

would enable excavation to proceed to depths of up to 8.2m.

The successful scheme utilised some eighty Ischebeck Titan ground anchors of various sizes drilled into made ground overlying medium dense sand and gravel. Load ranges on the anchors were determined at between 280 and 548kN. This temporary works solution delivered excellent levels of productivity in the excavation, basement and foundation works, enabling clients, Haymills and FDL to progress the overall development with minimal delays.



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St David's 2, Cardiff

Part of the largest private investment project in Wales, St David's 2 represents a £675million commitment to create a major retail and residential development that will also accommodate the Cardiff Central Library.

Main contractors, Bovis Lend lease, in conjunction with Ischebeck Titan, devised a temporary works scheme comprising some 220No. ground anchors installed in made ground overlying very dense clay/sand gravel over weak mudstone.

A range of anchor sizes were employed to facilitate the 7.5m excavation depth and achieve the various desired loads, which ranged between 410 and 930kN.

This highly effective solution maximised the space available on site, allowing excavation and construction to progress smoothly and within schedule.



Princesshay, Exeter

Winner of the International Council of Shopping Centres award for new developments, Princesshay is a £225million mixed use development project in the heart of Exeter creating retail, residential and car parking accommodation as well as the Royal Mail sorting office.

Ischebeck Titan drilled, grouted injection piles were used as ground anchors to provide the temporary works and as micropiles to secure the bases of the cranes used on the project. Two hundred 40/16 ground anchors were used, with load ranges of between 341 and 461kN, to facilitate excavation of the made ground overlying dense sand and gravels over clay to a depth of 6.3m.

In addition to retention of the ground during excavation and construction, special



consideration had to be given to surrounding archaeological sites, which restricted the orientation and lengths of many of the ground anchors.

The final temporary works scheme delivered a

highly effective solution for client, Land Securities Developments plc, facilitating programme planning and enabling excavation and construction to proceed as efficiently as possible.

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