

Project Solutions

Due to the steep incline on the property our engineers worked alongside the design team to develop a split-level building proposal. By paying close attention to the external levels, they were able to ensure safe access to and around the building as well as the amenity spaces, and to incorporate SuDS features that worked with the site levels and landscaping design.

The Headlands site is located upon the Mylor Slate formation, which has historically been subject to mining activity. JNP Group undertook desktop investigations to identify the ground conditions and mining risks as well as liaising with a specialist mining risk consultant. This enabled our engineers to allow for the risk of any historic mining cavities when proposing designs for foundations and drainage solutions.

Additional local factors for the engineers were the close proximity of the St Ives Branch railway line and the challenging nature of the existing access through residential roads. Our engineers liaised with the Highways Authority and Network Rail to design access and drainage solutions that satisfied their requirements, while adhering to the site constraints.

In addition to the design works, JNP Group acted as a Party Wall Surveyor as the foundation excavation works were in the close vicinity of a neighbouring property. We assisted the client by serving party wall notices, offered advice and reviewed contractors' method statements when dealing with a boundary dispute.

Case Study

Project Challenges

- Safe public access in sloped areas
- Local area mining risk
- Proximity to railway line
- Challenging site access
- SuDS within a constrained site
- Party wall concerns

Project Solutions

- Split level building proposal
- Specialist MRA
- Liaison with Network Rail
- Liaison with Highways Authority
- Collaborative designing of SuDS solutions
- Acted as party wall surveyor



Summary

The Headlands project provided a number of challenges for JNP Engineers. With advice from specialist consultants the team were able to successfully deliver design proposals that addressed complex engineering challenges and met the approval of Network Rail and the Highways Agency.

JNP Group delivered comprehensive design solutions, including foundations, SuDs drainage, foul drainage, transport planning, highways and access design, as well as acting as a Party Wall Surveyor.

This project showcases JNP Groups ability to liaise with other agencies to provide effective solutions while working on a site that presents complex challenges.



Case Study

JNP Group Project Team

Project Manager:

Martin Hitchcock

Project Team:

Adam Barnes, David Hosking

Client Feedback –

‘A huge thank you to each of you who have worked on the project, some of you have worked more intensely on Headlands than others, but to each of you, however large or small your involvement, we say thank you. ‘

Sara Hodges

Development Manager