

Solsbury Park, Bath



Solsbury Park is a high quality residential development by Redcliffe Homes comprising 70 new dwellings close to the centre of the historic city of Bath. The detailed infrastructure and highway design presented particular challenges due to the steep gradients of the site.

PFA Consulting was instructed to undertake the detailed infrastructure design and secure the necessary approvals from the public authorities and affected third party landowners.

The agreed means of access required improvements to an existing private road through an avenue of mature trees serving neighbouring Bailbrook College. The natural gradient across the development site exceeded 1 in 8 and the proposals necessitated the diversion of an existing public foul water sewer. The identified means of disposal for surface water flows comprised attenuated discharges to a small culverted watercourse and to the existing foul sewer.

Based on the results of trial excavations to determine the extent of the root systems of adjacent trees PFA Consulting devised proposals to reconstruct the access road using traditional construction techniques in place of earlier proposals for a reinforced concrete protection slab supported on a network of piles.

PFA Consulting undertook a comprehensive investigation to ascertain the existing drainage regime. Using sophisticated modelling techniques a Sustainable Drainage System was designed which comprised of a network of tank sewers with multiple controls, limiting development peak flows to existing greenfield runoff rates.

The construction phase commenced in early 2005 with the first show home opening in September 2006.

Summary of professional services:-

- Highway design
- Foul and surface water drainage design
- Technical approvals and legal agreements
- Preparation of Conveyance Plans

