



# Enabling works to unlock a city centre site for high-rise development

Redcliff Quarter, Bristol City Centre

**Client:** Winvic  
**Site area:** 6,000m<sup>2</sup>  
**Timeframe:** 10 weeks  
**Value:** £550,000  
**End use:** 374 flats and six commercial units

## Challenge

Full enabling works to prepare this small, city centre site for construction of five residential and commercial blocks, which will rise from 7 to 19 storeys high.

The scheme will provide 374 flats, 94 affordable homes, and six commercial units.

The small site area and built-up location of this site posed multiple challenges, including:

- Working next to occupied residential and commercial
- Close proximity to a busy main road
- Large volumes of concrete in the ground
- Large underground tanks and sewers

Environmental monitoring and traffic management were key to ensure disturbance was kept at a minimum.

## Solution

Our team designed and delivered a full programme of enabling works, carrying out services concurrently to maximise efficiency. This included undertaking UXO surveys and vacuum excavations for services at the same time.

We broke out concrete and obstructions down to 2m, processing and sustainably reusing 2,500m<sup>3</sup> of material within the new development. By reusing as much material onsite as possible, we avoided hundreds of wagon movements, preventing extra traffic on busy city roads, and making the

project safer.

All works were carried out using our own people and in-house 3DMC plant, with materials movements tracked and recorded in real-time for verification.

Throughout the programme, we carried out extensive environmental monitoring to minimise disruption to the occupants of surrounding buildings.

## RESULTS

- Took on programme risk, giving the client cost-certainty
- Cut programme time through concurrent works
- Processed and reused 2500m<sup>3</sup> material onsite
- Avoided approx. 600 wagon movements