

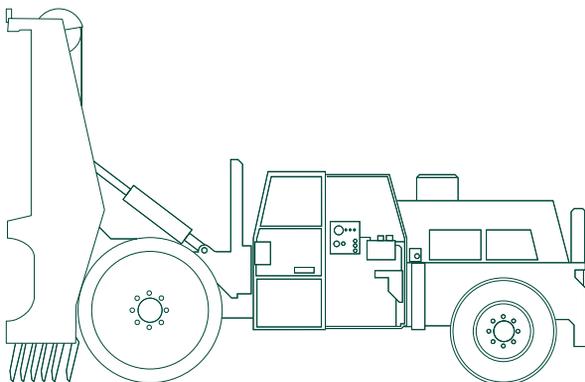
# The ups and downs of development

## Cutting through the Cold War – what goes up must come down

To dismantle the hardened aircraft hangars at Alconbury, which were designed to deflect freefall bombs during the Cold War, our contractor had to use specialist attachments that can “munch” through steel reinforced concrete in excess of half a metre thick. Another specialist machine – the guillotine breaker – was used to smash the runways and taxiways, which in places were nearly one metre thick. By constantly learning and improving we were able to reduce the demolition time per hangar from three weeks to three days and overall the Phase 1 school site and housing area were broken out and prepared in only 12 weeks, despite being in excess of 10 hectares.

# 12 weeks

to break out 10 hectares of former cold war airfield



Antigo Guillotine breaker

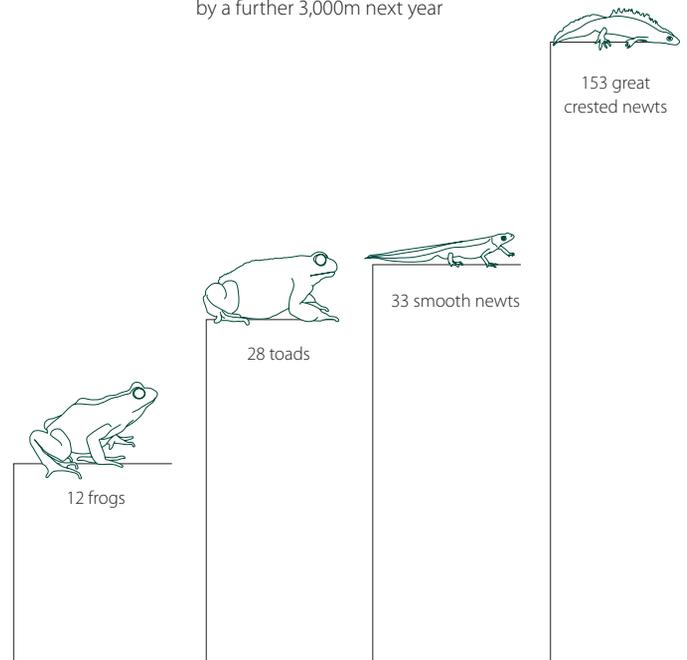
## A west newt story – which side of the fence are you on?

Within key phase 1 of RadioStation Rugby we found 153 great crested newts in total comprising 46 males, 88 females and 19 juveniles, together with 33 smooth newts, 28 toads and 12 frogs. Of the 16 hectares of green corridors within key phase 1, we delivered 11 hectares upfront with two dedicated and protected holding areas containing eight new ponds and three enhanced existing ponds for our aquatic friends as well as a series of hibernacula habits for them to winter in. This is surrounded by 3,000m of newt fencing which we will extend by a further 3,000m next year when we deliver the remaining parts of the green corridors.

# 8 3,000m

new ponds

of newt fencing which will extend by a further 3,000m next year



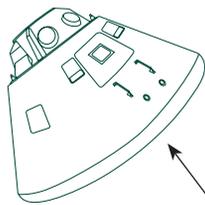
Our friends in the pond

## Keeping us on the level – rather than reaching for the stars

Alconbury Weald is a site of 577 hectares. In itself this provides both constraints and opportunities when planning earthworks and remediation strategies. To put this in context, if the compaction achieved in forming building plots was in error by 25mm across the whole site, then this would lead to 145,000m<sup>3</sup> of material (which if stacked in sq.m. cubes would reach a low earth orbit) either having to be imported or exported from site. Intensive monitoring and analysis by our in-house project management keep us on the right level.

# 145,000km

Space capsule re entry height



# 577ha

size of site

# 25mm

Variance in compaction levels

## Great Birnam Wood comes to Dunsinane Hill

Across Alconbury, Rugby and Newark, we have planted 1,317 new trees this year and at Alconbury we have translocated 72 trees utilising a number of tree spades, including the largest tree spade in Europe. The largest of the tree spades are capable of lifting trees 12m in height and together with their root ball, transporting a total weight of 15,000kg. The spades we hired are from DSG International in Germany and Ruskins Trees and Landscapes in the UK and cost £110,000 for ten days. Despite this, it is still more cost effective and sustainable to move existing mature trees in this way when the cost of buying a comparative specimen from a nursery (which are often located in Europe) is upwards of £15,000. One of our corporate mottos is “more trees, less fees”.

# 1,317

trees planted

# 72

trees translocated

