

# COLLEGE GRANGE



**CLIENT:**

**Karbon Homes**

**PROJECT VALUE:**

**£15 million**

**PROJECT DETAILS:**

The successful redevelopment of the former North Hylton Campus of Sunderland college into a residential development comprising a mixture of bungalows and house.

The housing development on College Grange comprises 104 properties including a mixture of bungalows and houses. All houses within the scheme are constructed using Modern Methods of Construction, notably 30 homes have been constructed using a Light Gauge Steel frame.

Portland took a prominent role in leading the site remodelling works and the management of various third-party reports. A site constraints plan was produced indicating all existing surfaces, existing buildings, any anticipated subsurface structures together with any other constraints

- Surface water drainage design in accordance with Tees Valley SUDS guidance, Building Regulations and Northumbrian Water requirements.
- Significant contamination levels were indicated which required an extensive remediation strategy to be agreed with Sunderland City Council to deliver an approved set of works.
- It was agreed following a stockpiling exercise of contaminated ground that a series of borrow pits were to be excavated on site and filled with hazardous material.
- Any excess material which posed a lesser risk was either re-used on site or exported at a more cost-effective rate.
- The drainage was designed in accordance with the SuDS manual to meet the requirements of the LLFA. Attenuation is provided by detention basins and oversized pipes. The location of the detention basins was agreed with the architects.
- These detention basins make great places to live through the creation of green spaces in an urban residential area.