

# THE ELMS



**CLIENT:** **Castria Community Housing**  
**PROJECT VALUE:** **£8.5 million**  
**PROJECT DETAILS:** The Elms is a flagship assisted living development comprising 52 apartments and 6 bungalows available for those aged 55 and above on the site of a former sheltered housing scheme.

The building was constructed with a traditional build solution utilising a brickwork/blockwork cavity wall and precast concrete floors.

- Steel frames were introduced to maximise space of large open communal areas.
- Internal retaining walls were incorporated throughout to accommodate split site levels and part basements. Extensive basement retaining walls were introduced to accommodate the split levels and partial basement communal features.
- A complex drainage attenuation system was required which had to avoid existing NWL storage and connection into the existing sewers.
- Early negotiations with Network Rail were critical on this project due to the close proximity of the mainline to the boundary.



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