

CASTLESTEAD VIEW



Client: Housing & Care 21
Project Value: £15m
Form of Contract:
Project Details Construction of an independent living development comprising 80 1- and 2-bed apartments with 24 bungalows in Oxenholme for people over the age of 65.

Portland commenced liaison with the Architect at an early stage when reviewing the layout. The proposed site posed a few technical challenges which needed to be faced by the design team in a collaborative manner.

- The topography of the site fell steeply from the existing road down to the main west coast railway line. After several iterations a level scheme was optimised so the bungalows were stepped down the slope of the site with retention provided to most plot gables so that the height of the retention was minimised.
- Where this solution could not be achieved a portion of the site was levelled and a high crib wall was utilised. The main apartment block was designed with a split ground floor to reduce cut and fill on site and reduce strain on the budget.
- Ground conditions posed a challenge with a mixture of sand and limestone rock covering the entire site, with there being a possibility of caves being present within the limestone.
- Through close involvement with the Geotechnical Engineer, Portland was involved in preparing site investigations to explore how these caves might impact the proposed works
- No caves were found, however due cognisance of the shallow rock was required.