

CLIENT: Churchill Retirement Living

CONTRACT DURATION: Ongoing

Churchill Retirement, Aldridge (Coleman Lodge)

Churchill Retirement Living awarded Union Contractors the works to prepare the site for the development of a 4 storey apartment complex comprising 37 apartments, 2 retail outlets, car park for the retirement development on this irregular L shaped development plot. A public car park at the far corner of the rear of the site was also constructed as part of the works. The site was adjacent to Aldridge town centre for people over 60. The site was formerly council offices and a public car park. Part of the works are being carried out whilst the first residents are living within the completed buildings.

Excavation and Clearance Works

Heras fencing was installed prior to works and tree protection carried out on the trees to be retained, the existing hard standings on site were broken out and the site was excavated to reduced levels ready for the laying of the foundations. All excess material that was not to be reused in the development was removed from site.

Building Foundation and Concrete Floors

Prior to the installation of the foundations 2 concrete bases were installed for the mortar silos as well as a concrete crane base. Strip and pad foundations of 2m to 4m depth were installed, including nested reinforced mesh foundations with a radon barrier to the ground (subject to inspection by NHBC). Lift pit foundations were also installed and concrete beam and block floors for the building, as well as the base for the substation installation.

Drainage Works and Other Service Installation Works

All drainage requirements were installed for the new development, which included excavation works, before the installation of storm water drainage, with connection to Seven Trent Storm Sewer, which was subject to Seven Trent inspection. We also installed the below ground drainage system, (Wavin Aquacell Water Attenuation System SuDS), manholes, inspection chambers, foul water drainage (excavation and installation). We also excavated service trenches, for the supply and installation of ducts, including BT and Severn Trent water connection.

Hard Landscaping, Paving and Parking Areas

The project included footpath reinstatement works to Walsall Council specification, Public Footpath resurfacing.

A parking area for residents of the new development was constructed, as well as a public car park to the far end at the rear of the site, external refuse areas and block pavior patio areas for residents on the ground level apartments as well as patio areas for the shared owners lounge. We also installed a pedestrian access to the current dance school premises whose access is to the rear of the development. Topsoil was laid for the soft landscaping (turf and planting areas around the perimeter of the site).