

CHURCHILL RETIREMENT LIVING, Hope Road, Trafford

Churchill Retirement Living awarded Union Contractors the works to prepare the site for the development of a 3 – 5 storey apartment complex comprising 50 apartments, retail outlets and car park for the retirement development on this development plot. The site was a former public house, which had been demolished prior to our works. The apartments were sold in phases, therefore parts of the works were carried out whilst the first residents were living in the completed phase of the building. Union Contractors were the Principal Contractor on site.

The site was adjacent to the local railway station and required us to carry out temporary traffic management, including lane closures and temporary traffic lights on the highway adjacent to the site.

Excavation and Clearance Works

Prior to starting work on the foundations of the building, the site had to be cleared of all remaining vegetation and a tarmac hard standing had to be broken out as well as existing kerbing. The site was excavated to reduced levels and we also carried out excavation works in preparation for the piling contractor prior to their works and backfilling once their works were finished. All excess material was removed from site.

Building Foundation and Concrete Floors

Prior to the installation of the foundations 2 concrete bases were installed for a mortar silo and a concrete crane base. Cordeck 100mm thick was installed to bottom of foundation trenches, ring beams and pile caps. including nested reinforced mesh foundations (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 the public sewer. We also installed the below ground drainage system, manholes, inspection chambers, foul water drainage (excavation and installation). We also excavated service trenches, for the supply and installation of ducts, including BT and water, gas connection etc.

Hard Landscaping, Paving and Parking Areas

A bell mouth entrance and car park were constructed as part of the retirement complex for residents and staff, as well as footpath reinstatement works to Council specification.

Patio areas were laid for residents on the ground level apartments as well as patio areas for the shared owners lounge. Topsoil was laid for the soft landscaping (turf and planting areas around the perimeter of the site).