

Castle Hill School – Brinnington

Customer:	Countryside Properties	Value:	£630K
	600 Lakeside Drive Centre Park Warrington WA1 1RW	Contact:	Michael Parkinson Technical Manager

Scope of Work

- Topsoil strip over 10 Acres
- Asbestos removal including UG duct system
- Demolition of former secondary school
- Invasive Weeds Treatment
- Full re-engineering of the site to meet foundation requirements
- Full material processing & recovery
- Temporary works associated with United Utilities High Pressure Watermain bisecting the site



Project Description



As part of a major regeneration of the Brinnington area of Stockport, the redevelopment of Blackberry Point on the former 10 acre Castle Hill School site is the next phase of works by Countryside Properties PLC in the immediate area.

The demolition and remediation to the school footprint and associated hard standings and reduced level dig to the playing field areas were programmed to release an early phase of infrastructure, facilitating accelerated start dates from the programmed plot construction phase. With an overall programme of 20 weeks including a demolition phase of 13 weeks, the project was delivered to enable the developers ground worker to be on site from week 10, in advance of the developer's arrival on site.



Urban Regen's flexible approach allowed the groundworker to mobilise early, under our principal contractor stewardship, which aided an effective managed approach for the Developer for both the remediation / site preparatory phase and the follow-on infrastructure and building works. A good rapport between the sets of contractor's resulted in a seamless advancement of the development programme.

The former local authority site had been derelict for some time, attracting the undesirable element and presenting a risk to health and safety to unauthorised person, and nuisance to the local community. The timely arrival of the Urban Regen team and the subsequent meticulous approach to the demolition and remediation works has been well received by the local community in removing the former blighted site.



The remediation and site preparation works achieved an improvement in the foundation design, reducing development costs and all works were validated by the Developer's Geo-environmental consultants, E3P Ltd., to ensure the removal of all remediation / contaminated land based planning constraints.