



PROJECT PROFILE



CASTLE ROAD, SANDGATE

2007 £2 MILLION

the project

Involved construction of 14 luxury apartments on Sandgate Sea Front. The apartments are divided into two blocks, similarly constructed using raft foundations and poured concrete frames. Although clearly linked by aesthetic design, the two blocks remain distinctively different: the north block is rectangular in construction, with the south block (adjacent to the sea front) being oval in appearance.

The apartments are located within the heart of Sandgate, surrounded by small businesses and private residences, and situated directly on the sea front in an area popular with local people and tourists alike

cdm issues

In terms of health and safety, many issues required addressing prior to construction commencing to ensure works were carried out safely for both the construction works, and the surrounding community.

Restricted Access

The location of the buildings meant access to the site was extremely limited which was further exacerbated by a narrow one-way traffic system in place. The actual construction zone itself was also limited in space, with only minimal working area available once construction commenced.

Archaeology

Sandgate is well known for its Castle, built by Henry VIII as part of his south-coast defensive plan: the project location is directly adjacent, with associated archaeology present beneath the site itself.

Military Ordnance Threat

Due to the location adjacent to the Castle, which was converted to house anti-aircraft guns during WW2, and the site itself being a former drill hall and home of the Sea Cadets HQ, together with its strategic location on the south Kent coast, there was a risk of live military ordnance being uncovered during excavations.



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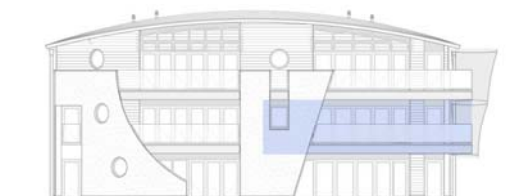
CASTLE ROAD, SANDGATE cont'd



Adverse site conditions

Various site conditions needed to be taken into consideration during the planning and design stages of the project; for example strong winds due to the site location, coastal erosion (a historical hazard of the area), known ground contamination and possible high water table.

By working closely with the client, designers, principal contractor, the surrounding community, and the Local Authority during the planning of the works, effective risk management strategies were implemented, ensuring the safety of all on the site, and the occupied surrounding area, was maintained.



South Elevation



South Elevation

