

## Case Study

**Project Name:** Beech Tree Care Home

**Value:** £3,500,000

**Timeline:** 12 months

**Client:** Prestwick Care Ltd  
7-9 Groat Market  
Newcastle Upon Tyne  
NE1 1UQ

**Contact:** Bunty Malhotra, CEO.



### **Description of work carried out:**

Located in Alnwick Northumberland, the client proposed to build and operate a specialist dementia care home on the site of an old bus depot. Kapex Construction were retained as principal contractors to deliver stage one of a two stage tender process. Kapex Construction were retained to deliver the substructure, structure and shell of the care home which was then fit out by the clients in house team.

The project was located within a sloping site with boundary walls to three side and residential properties surrounding, contaminated land was present, and remediation was required to allow for major piling to take place.

The piling design incorporated methods to ensure the impact of the work on the surrounding residents was minimalised. Piles included driven steel piles to bedrock and sheet piling for retaining structures. During this work a previously unidentified mine working was located, this Addit or drain was found to be running directly through the site at a depth of 12 m, it previously served the purpose of clearing ground water from older mine workings several miles away.

Unfortunately, a pile was driven through this 200-year-old structure which resulted in the site and surrounding areas becoming flooded, a practical approach to the design solution was taken by Kapex Construction which resulted in a potential cost of £200k being mitigated through design. The Addit was diverted around and through the site to link up with the existing discharge at minimal cost with full approval from the Design Team and the Coal Board.

The scheme consisted of a basement and three floors of residential care facilities, the structure comprised of a structural steel frame, block and beam floors, dense concrete block infill and a mix of Forticete Manufactured Natural stone walling and cladding.

The project was a JCT Design and Build form of contract, Kapex Construction managed the novated design team to ensure the detailed designs for the structure, mechanical and electrical and building control requirements were achieved and signed off for procurement. The project was handed over to the clients in house projects team to deliver the second stage fit out and finishing of the project.