



Case Study

McPhillips Residential Development Ellesmere Wharf, design & build

PROJECT:
Ellesmere Wharf

COMPLETION DATE:
June 2024

CLIENT:
Cornovii Developments

SCOPE OF WORKS

McPhillips Residential were appointed as a JCT 2016 design and build contractor by Cornovii Developments to develop 23 plots for mixed tenure on a brownfield site in Ellesmere.

The plots included a combination of 3 and 4 bedroom houses and bungalows. These dwellings would fulfil affordable, saleable, mixed use and housing association requirements. All homes were a timber frame construction and had to be sympathetic in design to existing homes within the surrounding area.

Site works included:

- Remediation, ecological and construction management plans
- Building of roads and footpaths
- Provide services to each plot
- Design and build of drainage system
- Landscaping

Design specifications included:

- Roof integrated solar PV panels
- Electric car chargers
- Multiple specifications of kitchens, bathrooms and lighting
- Sound and thermal insulation
- Composite cladding for energy efficiency
- Permeable block paved driveways



**FROM CONCEPT
TO COMPLETION**



THE CHALLENGES

The site had been neglected for several years and provided immediate challenges in relation to underlying water, service diversions and drainage.

- High water table due to close proximity to Shropshire Union Canal
- Poor ground conditions due to water level and previous use
- HV electrical cable running through several of the assigned plots
- Existing services running through the site
- Site in a confined area bordered by a supermarket, existing properties, canal and greenbelt
- Noise and ground vibration

SOLUTIONS

Close liaison between our client, third parties and the McPhillips team of directors, commercial team, site management team and direct workforce, enabled quick solutions to be found and implemented.

- Crates were installed within open areas for attenuation purposes
- Stormwater sewer acted as attenuation prior to discharge into existing brook course
- Reduced level earthworks to provide clean cover to the site
- Friction piles installed to facilitate ground movement
- Concrete ground beams constructed on top of friction piles

- HV electrical cable diverted by Scottish Power
- New services introduced for gas, water, electricity and BT data
- Noise and vibration monitoring system installed for duration of the project

RESULT

Early engagement by McPhillips helped Cornovii Developments realise their ambition to regenerate disused land and build 23 high quality homes.

- A tailored solution that met our clients' individual needs
- Built to LABC control and local building regulation inspection standards
- Infrastructure built to Approved Shropshire Highways standards and Severn Trent Water requirements
- Considered designs well received by local community
- Signed off by the Cornovii Developments with no snags

VERDICT

"Our objective was to build top quality homes in Ellesmere that people will be proud to live in. The standard of build, finishings and fittings is something we ourselves should be justly proud of. McPhillips Residential offers a unique design and build solution to small and medium sized developers, I'm looking forward to our next collaboration."

Stuart Mackenzie – Contracts Director



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