

Schal at Castle Vale

Case Record



← Before



After →

The scheme involved the creation of a 950,000 square foot supermarket sales area, four retail units, a petrol station, 700 car parking spaces and a tenants site building for existing shopkeepers.

Location	Castle Vale, Birmingham	<p>The project involved both major deconstruction as well as regeneration. The run-down Castle Vale shopping complex and a nineteen-storey block of flats, productions of the 1960's, were unsightly and the complex had become less than 30% occupied. The aim was to build a new J Sainsburys shopping centre in their place, while also improving the conditions for local amenities, including the Post Office, dentist, solicitors and J Sainaburys job shop.</p>	<p>In a traditionally high unemployment area Schal also encouraged the contractors to employ local labour through sister company Carillion Craft training, employing labour from the local estate. As part of the area's regeneration Schal were also instrumental in commissioning a piece of Public Art. The sculpture by Micheal Pegler was entitled New Born. This was in addition to the creation of at least 500 jobs when the Sainsburys store was opened.</p>
Client	J Sainsbury Development		
Main Contractor	Schal (Carillions Construction Management Company)		
Contract Value	£23 million		
Environmental Initiatives		<p>For the community to gain the full benefit from the project it was important to have them on board from an early stage. Therefore, prior to construction an 18-month consultation period took place, covering issues such as the retail park layout, noise, roads and other impacts. This culminated in a two-day exhibition at the local church to allow residents and businesses to see the final scheme prior to construction.</p> <p>Discussions with local residents continued throughout the 12-month project. Working closely with Castle Vale Housing Action Trust, worries about the construction process and disruption were aired and solutions found. Schals project manager, Darren Lewis attended monthly residents meetings as well as featuring on the local community radio - Vale FM, to aid this process.</p>	<p>Schal were able to help the local community and follow environmental good practice by decreasing the amount of waste from the site. The demolition of the complex and flats would have produced a large quantity of waste. However, around 11,000 tonnes of concrete was crushed and re-used on site. The surplus was then given to the Castle Vale Housing Action Trust for use on Project Wagtail - the cycle route through the estate.</p> <p>Another innovative scheme involved piloting the new Sainsbury web-based communication system Datastream. This has huge potential for improving project management and control. All the design team, construction management team and trade contractors were linked by real time information over the Internet. This not only reduced cost on production, posting drawings and documents, but also ensured everyone has the latest information preventing abortive work and wastage on site.</p>
Community interaction	Working with the Castle Vale Action Trust and Carillion Craft Training		
Waste reduction	Re-use of materials from demolition		
Noise mitigation	Plant insulated to reduce noise production and piling methods changed.		
Monitoring progress	Environmental pilot scheme to monitor waste and energy on site		

Noise was one of the key points raised by the residents. The site responded by acoustically insulating the plant in critical areas. They also changed their piling methods from rapid piling to the less disruptive vibro-piling.

It is important in terms of future progress to be able to quantify present best practice. Schal took part in an environmental pilot scheme to monitor waste and energy use on site. This involved keeping records on electricity and water usage to be used as a benchmark for similar projects.