

2

Later Living
blocks



SPEEDECK
FOUNDATIONS LIMITED



Project Overview

McCarthy & Stone Retirement Lifestyles Ltd proposed redeveloping the old Nazareth House care home site to make way for two new later living apartment blocks in Southend-on-Sea. SPEEDECK was engaged early on to design and construct a suitable foundation system covering a total area of 3,456m².

Nazareth House

Southend-on-Sea, Essex

CLIENT TYPE McCarthy Stone – London and South East
LOCATION Nazareth house, Southend-on-Sea, Essex
NO. OF UNITS 2 Plots



The complete solution

The Nazareth House project highlights SPEEDECK's ability to deliver efficient, high-quality foundation solutions for later living developments. By implementing a mixed voided and non-voided piled raft system, we optimised construction efficiency, reduced environmental impact, and ensured long-term structural stability.

With both Blocks A and B successfully completed, McCarthy Stone now has a strong foundation in place for their latest later-living development in Southend-on-Sea, renamed Haydn Place, in honour of the Southend actor Richard Haydn.

The project stands as a testament to innovative geotechnical engineering, strategic planning, and a commitment to excellence in construction.

Concept Design

The foundation solution was determined based on geotechnical conditions and structural requirements. Both Block A & B were proposed to be piled, this was due to an old basement on the site, which require removal, deepening the Made Ground and due to potential heave concerns in other areas of the site.

SPEEDECK replaced the original piled scheme with a CFA Piled Raft as we could demonstrate this was the optimal foundation strategy for the site. SPEEDECK were proactive in limiting the extent of heave precautions in areas of the site which didn't require it, and where the old basement was to be dug out and removed. However, due to tree influence and desiccated shallow clay, heave protection was required for the western half of Block A.

