

**COMPLEX CHALLENGES ...  
MADE SIMPLE**

**RoC Consulting is a highly experienced and qualified team of civil,  
structural, geotechnical & geo-environmental engineers**

**CASE STUDY**



# ST. GEORGE'S QUAY LUNESIDE EAST, LANCASTER

## Key facts

**Project**  
Luneside East  
**Client**  
Luneside East Limited  
**Architects**  
Just H Architects  
**Value**  
£25m  
**Start/Completion date**  
2015 -2020



Earth Sciences



Civil Engineering



Structural Engineering

## RESIDENTIAL SECTOR

### PROJECT OVERVIEW

Located in a prominent water front setting on St George's Quay on the edge of the River Lune, the site, known as Luneside East was formerly occupied by the city's gas works, the operation of which led to gross contamination of the site soils including the ground water system.

The development of the site has been facilitated following a grant funded £5 million programme of remediation to clean up legacy contamination.

The remediation addressed both soil contamination and treatment of ground water due to the nature of contaminants and close proximity to the River Lune.

RoC Consulting undertook a monitored remediation contract role, which included due diligence of the remediation strategy designed by WYG. On completion of the remediation our civil engineering team designed the critical site drainage and roads infrastructure.

RoC worked with planning consultants and the design team to gain planning consent for a housing development of 170 units and separately consent for 419 units of student accommodation including the demolition of the mill building.

Our role extended to detailed technical and commercial negotiation with the housing developer Persimmon who purchased the western portion of the site to develop 170 homes.

RoC designed the student accommodation scheme to RIBA Stage 3 to permit a robust cost plan to be developed for the approved funding which was obtained to deliver the scheme. The RoC team has worked on the project since Stage 3 and the student accommodation was finally completed in September 2020.

