

Project details

Services /

Project Management
Cost Management
Property Advice

Value /

£2m

Location /

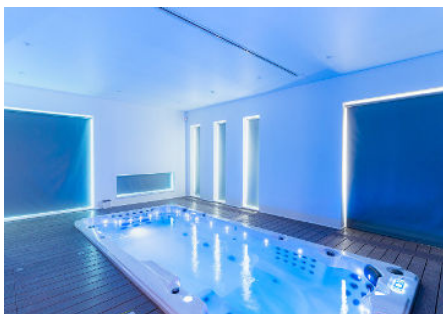
Hedge End

Contract /

JCT Design & Build 2016



New build 328m² GIA, four-bedroom contemporary residential property. Works include the demolition and site clearance of an existing single storey property, associated outbuildings, hard and soft landscaping features, and the new build construction of a two-storey residential property to provide assisted living accommodation, including therapy room, DDA compliant / accessible kitchen, ceiling hoist track, therapy pool, together with associated external works, and hard and soft landscaping.



Key challenges/features

- / Value engineering exercise undertaken to inherited project scheme to comply with budget constraints, resulting in re-design and re-submission to planning for alternative scheme to suit client's budget. Works were successfully completed within an extremely fast-track fixed 8-week shutdown period, with no potential for extension/delay.
- / Site investigations proved poor ground conditions, and high-water table requiring the need for piled foundations, and employment of method to de-water / control ground water during ground works phase. Incorporation of additional Client/ User works into the programme at a late stage to make use of the annual services shutdown period.
- / Due to the enclosed nature of the site by neighbouring properties on all boundaries and single-track access, a considered logistics plan and build sequence has proved key to deliver a successful project outcome.
- / Incorporation of specialist client requirements into the dwelling to enable assisted living and therapy needs i.e. DDA compliant/accessible ceiling hoist track, therapy pool, therapy room, and provision for a through floor lift.
- / Management of the global project budget and strategic programme.

Rekan scope

- / **Project Management** / Overall project coordination/management including consultant scopes/appointments, Client/User briefing, design management/coordination, programme/logistics/risk management, Client reporting, stakeholder management/liaison.
- / **Cost Management** / Overall financial management including consultant appointments, cost planning, cost reporting, value engineering, contractor procurement/commercial management.
- / **Property Advice** / Employer's Agent role.