

190 Rye Lane



Martin Arnold were appointed on this new-build residential development consisting of 22 luxury apartments.

Located on the western side of Peckham, 190 Rye Lane consists of 22 shared ownership apartments, commercial retail and landscaped areas. Apartments benefit from a balcony terrace whilst a private landscaped courtyard features in the middle and rear of the development.

Works involved demolition of existing structures and retention of the facade which fronts onto Rye Lane.

Martin Arnold's engagement at 190 Rye Lane consisted of Employer's Agent, Clerk of Works and Cost Consultancy services through to completion. As part of these roles, we produced the Employer's Requirements, JCT Contract and finalised the project finances which allowed us to administer and deliver the scheme to our client's satisfaction.

Construction quality was monitored throughout the build by our expert site inspectors who coordinated inspections right up to handover. Martin Arnold was also appointed as Party Wall surveyor and ensured all neighbourly matters were addressed throughout the project.

Martin Arnold played an integral part in delivery of this project to ensure the scheme delivered on time and within budget.

Client

Hexagon Housing Association

Contractor

Guildmore Ltd

Contract Value

£5,550,000

Duration

2 years 11 months

Address

190 Rye Lane, Peckham, London



Critical Challenges

A number of challenges on this project required careful planning due to design complexity and logistical constraints on site, these included;

- Retention of the façade due to the poor condition of the existing structure.
- Working within a constrained site to accommodate a commercial basement which equates to 70% of the site footprint.
- We had to accommodate intricate changes post contract which included altering the layout of the proposed basement to ensure adequate distance was retained from neighbouring structures and from the pavement of Rye Lane.
- The development falls within the boundaries of Peckham's Conservation Area and although not listed, there was a requirement to preserve and enhance the building which positively contributed to the current architectural feel in the area.

Services Provided

CDM Advice / Principal Designer

Clerk of Works / Quality Inspectors

Development Services

Employer's Agent

Neighbourly Matters

Professional Services

Quantity Surveying
