Beaconsfield Road

Martin Arnold have been providing multidisciplinary services at Beaconsfield Road including Employer's Agent, Principal Designer (CDM) and Cost Consultant / Quantity Surveying services. Situated in Southall, LB Ealing, this new build scheme comprises 118 apartments for Affordable Rent and London Living Rent, together with associated pedestrian through-access, disabled car parking, cycle storage, private and communal amenity spaces, refuse and recycling storage and hard and soft landscaping including all statutory connections. The scheme also offers RENZ boxes and a car gate to improve security.

At the initial stage of the build process our team undertook an extensive value engineering exercise, reviewing the façade/external elements and internal specifications, and proposing alternative materials which would reduce the build cost, without compromising on the quality and functionality of the building.

This value engineering exercise enabled the client to further optimise the scheme through the submission of a Section 73 application whilst incorporating these proposals from the value engineering exercise.

For example, the client's ERs specification for windows was aluminium clad composite windows. Our team proposed UPVC windows which are cost effective, energy efficient and easy to maintain in lieu of composite. Our proposals across the entire specification helped the client with a total saving of £430,000 and will benefit the residents by reducing service charges due to the specification changes.

Client
Metropolitan Thames Valley Housing

Contractor
Bugler Developments

Contract Value
£26.1m

Duration
3 years 9 months

Address
Former Southall College Site, Beaconsfield Road, Southall, UB1 1DP

Contract Type
JCT D&B

Beaconsfield Road

Beaconsfield Road was delivered under the Transitional Arrangements of the Building Safety Act and as such, the client required significant additional information ready for the Gateway 3 submission prior to occupation. MA worked alongside both the client and the contractor managing the additional requirements, including an Evacuation Alert System to ensure accurate standards and compilation of the required information. As a result of a number of delays, our team managed a few Extensions of Time reconciling the JCT contract dates.

Key to the success on this project was collaborative working. Having previously worked with MTVH and the contractor on a previous similar project, our team's prior knowledge of key aspects of the specification and design had an excellent impact on the overall deliverables which enabled us to steer the decision-making process leading to an successful completion. Currently we are managing the Defects Liability Period.

Services Provided

- CDM Advice / Principal Designer
- Employer's Agent
- Quantity Surveying