

Grace Path and Silverdale Hall



Our team provided CDM Advisor/Principal Designer and Employer's Agent services on this residential scheme, comprised of 11 affordable rent units to replace several existing garages and a redundant community hall across two sites.

Grace Path was a former single storey block of seventeen garages which was demolished to permit a new build residential development of five 3-bedroom two storey houses. The location of the site shares a boundary with a railway line providing services from the South East to Central London.

Silverdale Hall was a former community hall, which was demolished to permit a new build residential development of two blocks, each two storeys high, providing 6 residential units comprising of two 2-bedroom houses, 2 two-bedroom flats and 2 two-bedroom wheelchair units M4(3).

Martin Arnold's instruction at Grace Path and Silverdale Hall consisted of Employer's Agent and Principal Designer, from inception of the scheme 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 successfully administer and deliver the scheme to our client's satisfaction. Martin Arnold were also appointed as Party Wall Surveyors and ensured all neighbourly matters and notices were served throughout the project.

Client
Lewisham Homes

Contractor
Bonds Builders Limited

Contract Value
£3.4m

Duration
2.5 years

Sector
Residential

Grace Path and Silverdale Hall



The contact was delivered during the COVID-19 pandemic, which as a consequence influenced the Building Construction Industry market conditions, providing delays in the supply of key core materials, and cost increase.

Additionally, due to the proximity of Grace Path to the Railway Main Line, it was necessary to agree and put in place a BAPA Agreement at pre-contract stage, which was adopted and implemented by the appointed contractor. In addition, the presence of Japanese Knotweed was identified at pre-contract stage and a combination of removal and treatment was employed to both the construction site and resident's recreation space, depending on the location.

Services Provided

Building Surveying

CDM Advice / Principal Designer

Employer's Agent

Neighbourly Matters

Quantity Surveying