

King's Road



Provision of 6 new homes by converting an existing building and adding a new extension.

The development proposals consisted of the conversion of the existing Victorian building to provide 4 No. one-bedroom flats, and the erection of a two storey extension at the rear of the site in order to provide 2No. one-bedroom flats.

Works also included all associated off-street parking and a communal amenity area of at least 25m² per flat with scooter charging provision for new residents and their neighbours.

Client
Moat Homes

Contractor
Denmark and White Limited

Contract Value
£1,000,000

Duration
2 years 5 months

Address
Kings Road,
Southminster, Essex



The critical challenge on this project was agreeing a detailed and precise schedule of works for contract purposes with a very restricted budget for refurbishment. Additionally, the Client did not have any clear direction regarding the differentiation between the existing building and new-build requirements internally.

Another critical challenge was managing the incorporation or refusal of several Value Engineering items within the existing building as well as ensuring the Client's typical new-build requirements were also incorporated, where possible.

MA dedicated time at a pre-contract stage to review both the new-build and existing building proposals to ensure that both aligned with the Client's typical requirements and were effective to manage and maintain in perpetuity.

MA had to dedicate time to ensure relationships between the project team were maintained at all times given the two different end goal requirements desired by both the Client and Contractor.

Services Provided

Building Surveying

CDM Advice / Principal Designer

Contract Administration

Employer's Agent

Quantity Surveying