Ozengell Place

Martin Arnold provided Employer's Agent and Clerk of Works services on a new build development in Ramsgate, comprised of 38 Affordable Rent homes, spread across 2-3-bedroom homes and 1-2-bedroom flats. The scheme is situated on a greenfield site, bordering an innovation centre; to accommodate the build, the levels were lowered across the site.

The flats are inspired by the architecture across the local area and are clad in such a way that they are reflective of the local surroundings. Roofs are also double pitched which is in keeping with the area.

Homes are served by ASHPs with back-up cylinders inside the houses. Flats are served only by ASHPs.

Client
Moat Homes Limited

Contractor
Jenners Contractors Limited

Contract Value
£7m

Duration
2 years 6 months

Address
Ozengell Place, Newington, Ramsgate, CT12 6PB

Contract Type
JCT – D&B 2016

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Challenges

There were a number of challenges on this project including managing the drainage connection due to the contractor not envisioning a need for a deep manhole (over 10m) to be able to connect to the existing mains. Additionally, Thanet Council have been discharging the drainage condition, but Kent County Council were unhappy with the way the drainage had been backfilled. As a result, a considerable redesign took place on the foul and stormwater drains.

Additionally, sound testing failed within the kitchen / dining areas of the flats. To overcome this, the floor was redesigned to add an additional layer, allowing it to meet the requirements needed to pass the sound testing.

A further concern was the privacy of the gardens due to uncertain levels towards the rear of them. A redesign was necessary to add more screening and to make the gardens work better for the residents.

Services Provided

- Clerk of Works & Quality Control Inspectors
- Employer's Agent