Powell Road

Martin Arnold were appointed as Employer's Agent, CDM Advisor / Principal Designer, Party Wall Surveyor and Quantity Surveyor on a new build residential development in Clapton, consisting of 21 Shared Ownership and Affordable apartments. The project also included the reprovision of commercial space for a children's soft play and entertainment use.

The works involved the demolition of an existing structure, formation of a basement and a triple height commercial space, and the construction of the residential units on a tight site with no space for site set up. The site also had complicated arrangements, with neighbours located on all sides; as such, we added value by offering advice in respect of Neighbourly Matters.

Martin Arnold's engagement at Powell Road consisted of Employer's Agent and Cost Consultancy services from inception of the scheme through to completion. The complex arrangements with the reprovision of the commercial space and the local authority meant that there was an extended pre-construction period. Once in contract, the scheme progressed well with careful management from all parties. This allowed us to administer and deliver the scheme to our client's satisfaction in conjunction with a collaborative approach with the contractor on a difficult site.

Client
Peabody Construction Limited

Contractor
Kind and Company Limited

Contract Value
£5.5m

Duration
2 years 8 months

Address
Lark House, Powell Road, Hackney, E5 8DJ

Contract Type
JCT – D&B

Powell Road

The basement was constructed on a tight site with neighbours on all four sides meaning extra complexity in terms of the construction logistics. Martin Arnold worked with the contractor to ensure that all technical aspects were considered and neighbours and the local community were consulted before works began.

The scheme involved a triple height commercial space which brought a number of design and construction challenges as well as requiring careful stakeholder management. Through careful liaison with the client and contractor this space was delivered successfully and futureproofed for any potential changes of tenancy in the future.

The pre-construction period was extended due to a number of local, political and funding issues. Martin Arnold were able to keep the same project leadership team on the project throughout which gave the client consistency and ensured a detailed understanding of historical issues and decision making.

Services Provided

- Building Surveys
- CDM Advice / Principal Designer
- Employer's Agent
- Neighbourly Matters
- Quantity Surveying
- Schedules of Condition