Randall Close

Appointed by London Borough of Wandsworth, Martin Arnold provided Employer's Agent and Clerk of Works services on a scheme of 106 homes on an existing estate in Battersea. The works involved the demolition of an existing structure on a brownfield site and the removal of existing car parks within the Surrey Lane Estate.

All units are Affordable Rent and 10% are wheelchair units and are equipped with a number of sustainability features including Air Source Heat Pumps on the roofs and MVHR systems. Alongside new homes, wider landscaping and S278 works have taken place. A substation is also situated on the site.

Client
Richmond and Wandsworth Borough Council

Contractor
Hill Partnerships Limited

Contract Value
£37.3m

Duration
3.6 Years

Contract Type
JCT - D&B

Randall Close

Challenges

Working directly adjacent to a live construction site: This site was initially further progressed than our scheme. This posed issues with cranes oversailing on each site and having the necessary procedures in place to avoid any accidents. As well as this, there were sections of our development which the adjoining site were responsible for constructing such as a bin store. This required early and frequent engagement to ensure that the clients' requirements were met by a third party.

Extensive services below site existing in the form of drainage, telecoms, electrical, gas and water: Early surveys, in advance of works commencing were essential, along with follow up surveys following the demolition of the existing building. Some historic services were not logged on the survey maps and were too deep for GPR surveys to pick them up therefore, during deep excavations, a gas pipe was damaged. Works were stopped immediately and the area cleared before informing SGN, who quickly attended and made good the pipework.

Excavations for the basement area were carried out during the winter months: With the high water table, the basement area was largely flooded, inhibiting works until the water table dropped. Generators and pumps were implemented to clear the ground water over a 24-hour period. Engagement with residents was necessary to inform them of the noise after hours.

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Contract Administration
- Cost Planning & Cost Management
- Employer's Agent
- Neighbourly Matters