Staines Road

Appointed as Employer's Agent, our team supported on the delivery of 47 Affordable homes across a mix of one-, two- and three-bedroom homes on a former hotel site in Hounslow. The development consists of two new build residential blocks built around a central courtyard. At the rear of the plot, Block B reaches five storeys in height whereas Block A faces onto Staines Road and is limited to three storeys.

The lower of the blocks uses traditional construction in contrast with Block B that incorporates MMC. A lightweight steel frame solution has been selected featuring cassette floors and panelised SFS walls. The outer facade on both blocks is brick, achieving a uniform visual aesthetic that belies the differences in structural approach.

The energy strategy for the scheme continued the move away from gas boilers and adopts individual air source heat pumps for the provision of hot water. High levels of insulation enable space heating to be minimised using convection heaters. PV panels were installed at roof level to supplement the energy supply.

As part of our role, we facilitated the negotiation of an amended JCT Design and Build 2016 contract, administering this throughout the works.

In the delivery of the scheme, Martin Arnold worked closely with the contractor and client to overcome the disruptive pressures exerted by the global pandemic and the inflationary construction environment. Labour and material shortages were averted through proactive management, careful monitoring and agile procurement.

Client
Clarion (Affinity Sutton Professional Services Ltd)

Contractor
4Square Services Ltd

Contract Value
£8.6m

Duration
4 years, 3 months

Address
215-223 Staines Road, Hounslow, TW3 3JJ

Contract Type
JCT D&B 2016

RIBA Work Stage
3+ onwards

Staines Road

Key Challenges

The building footprints made optimal use of the plot and necessitated building up to the ownership boundary. The close proximity of neighbouring properties meant that Party Wall awards and access licences were required with multiple interested parties on three sides of the site.

The constrained site has made logistics management another key challenge, requiring just in time deliveries and remote storage facilities.

Services Provided

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