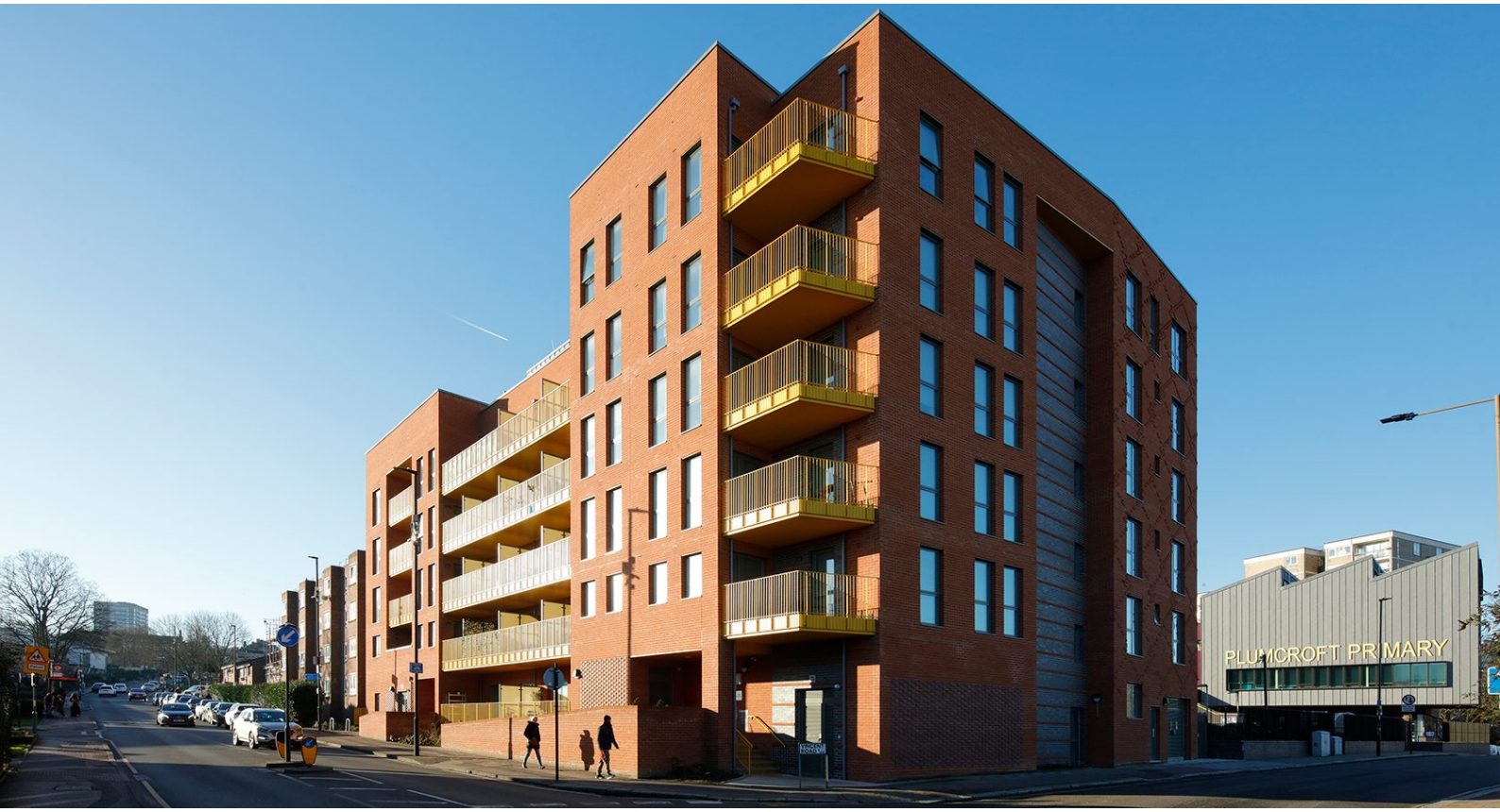
Vincent Road



The design and construction of 46 Affordable Rent flats in the heart of Woolwich, along with all hard and soft landscaping and ancillary works.

Martin Arnold helped to deliver a new build development of 46 affordable homes through a Design and Build contract for Meridian Home Start, RB Greenwich's arms-length housing developer.

The homes benefit from access to the nearby Woolwich Arsenal DLR station and have a number of sustainability features to improve the carbon footprint of the building and reduce fuel poverty. These include PV panels, air source heat pumps and MVHR systems.

In both our role as Employer's Agent and Clerk of Works, we supported with the handover process by leading on the snagging programme. Our Clerk of Works attended site on a weekly basis and conducted the snagging process on a tablet, taking pictures and adding notes to compile a report which was then sent to the client.

Client
Meridian Home Start

Contractor
Purelake New Homes Ltd.

Contract Value
£11m

Duration
1 year, 2 months

Address
Vincent Road, Woolwich, London SE18 6RF

Contract Type
JCT – D&B 2016

Vincent Road

Adapting units to Part M4 (3) of the Building Regulations: Prior to our appointment, the client hadn't engaged with an Occupational Therapist to ensure that a number of the units were wheelchair accessible. Our Employer's Agent team made the necessary inquiries to expedite the matter, ensuring that the design was reviewed and approved by the Occupational Therapist to avoid potential delays.

Managing staff turnover: During the project, a number of staff changes took place on the contractor side, requiring us to be adaptable to different styles of working, and ensuring relevant team members were brought up to date as quickly as possible so that the programme was not impacted. As a result of our careful planning and the development of a snagging programme which balanced speed and quality, we ensured the contractor finished construction a month early.

Compliance with Fire Safety (England) Regulations: The Employer's Agent instructed the contractor to install premises information boxes (PIB) to the entrance lobbies in each block of the development. This was sought to ensure that the development was compliant with the Fire Safety (England) Regulations 2022, which came into effect in 2023, specifically, the requirement for existing high-rise buildings to contain them. Although the building was under the 18-metre threshold for a high-rise building designation, we advised that the PIB would futureproof the building in the event of revisions to the relevant legislation.

Fire detailing: In collaboration with the contractor and Fire Consultant, our Employer's Agent team pushed for more thorough detailing of fire stopping and fire resistance elements within the build. This improved the safety of the scheme.

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Cost Planning & Cost Management
- Employer's Agent
- Quantity Surveying