Wellington Close

Martin Arnold were appointed on this new build residential development, consisting of 23 affordable dwellings to replace a former vacant sheltered housing development.

Located to the East of Peckham and to the South of New Cross, South London, the development comprises of 20 flats and 3 homes, in addition to new landscaping, private and public communal amenity spaces, cycle storage, and car park spaces.

Martin Arnold's instruction at Wellington Close consisted of Employer's Agent and Principal Designer, from inception of the scheme through to completion. As part of these roles, we produced the Employer's Requirements, JCT contract and finalised the project finances which allowed us to successfully administer and deliver the scheme to our client's satisfaction. Martin Arnold were also appointed as Party Wall Surveyors and ensured all neighbourly matters and notices were served throughout the project.

Client
Lewisham Homes

Contractor
Bugler Developments Limited

Contract Value
£6.3m

Duration
2 years

Sector
Residential

Wellington Close

Critical Challenges

The contract has been affected by challenges from the COVID-19 pandemic, which as a consequence influenced the Building Construction Industry market conditions, providing delays in the supply of key core materials, and cost increases by the constructor.

The development site is located in close proximity to existing residents on all sides. Consultation and project updates were provided to the residents throughout the project construction phase, on a regular basis.

The project encountered delays as a result of statutory authorities including Thames Water, UKPN and the Planning Authority. Investigative surveys to eliminate the risk of unexploded Ordnance Munitions within the ground conditions also caused delays.

Services Provided

- Building Surveying
- CDM Advice / Principal Designer
- Employer's Agent
- Neighbourly Matters
- Quantity Surveying