

Maple and Cedar House Replacement of Retaining Bays



key information

Client: Metropolitan Thames Valley
Location: Maple and Cedar House, Richmond
Value: £96,808
Dates: February – July 2019
Contract: JCT Minor Works

services

Building Surveying
Contract Administration
Procurement Consultancy
Principal Designer

the project

Faithorn Farrell Timms were appointed by Metropolitan Thames Valley in February 2019 to provide full Contract Administration and procurement services for essential replacement works to Maple and Cedar House in Richmond. The subject property comprises two five-storey, purpose-built residential blocks constructed circa 2005 with a shared underground car park that extends beneath both blocks.

The existing timber post retaining bays to the front of the underground car park were decayed and required replacing.



our role

We managed the project from inception to completion, initially confirming the client's brief, carrying out a survey and providing a feasibility/options appraisal of the remedial works. We advised our client of their responsibilities with respect to the Section 20 leaseholder consultation. After producing the specification documents, including the preliminaries and schedule of works, the works were tendered.

A structural engineer was engaged to assist to produce a design to replace the existing timber posts with reinforced concrete bays. A costing exercise was provided to the client to replace the bays back in timber or the preferred longer-term maintenance free reinforced concrete option. It was important to demonstrate value for money as many of the residents are Leaseholders and the works were subject to Leasehold Consultation.

the challenges

- The blocks were situated within a large, managed residential community with a concierge.
- Given the specialist nature of the works, it was vital to identify an appropriately experienced and knowledgeable contractor.

the solution

We maintained a close relationship with the managing agent of the estate and the client in regard to access and essential programme key dates. This was followed up with liaison between the structural engineer and the contractor during the off-site manufacturing process and with site visits by the structural engineer when the reinforced concrete bays were being positioned on site.

A specialist contractor experienced with this type of work was appointed and responsible for the final design in conjunction with the structural engineer's approval.

Our Principal Designer worked closely with the contractor to ensure the Construction Phase Plan was fully developed prior to commencement and that all associated risk assessments and method statements were undertaken.

Due to the detailed and robust specification which had been prepared, the works were delivered to the expected contract value.



Faithorn Farrell Timms LLP

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