



Mountbatten View - New Build Development

THE PROJECT

The works comprised the design and construction of 58 one and two-bedroom affordable rent apartments, including 6 wheelchair accessible homes. These span across three new-build, high-quality residential blocks of four and five storeys on an existing greenfield site adjacent to the A414 St Alban's Road in Hemel Hempstead.

The three new blocks have been designed for energy efficiency, with high levels of thermal insulation and heating provided by communal air source heat pumps. The apartments have generous footprints and have been constructed with enhanced SAP ratings to deliver improved resident comfort, reduced heating costs and help to tackle the climate emergency.

The project includes the introduction of car parking, an electrical sub-station, landscaping, a permanent access point of Wood Lane for vehicles and pedestrians, cycle parking and all associated works. The Council is extremely focussed on sustainability, and this Design Code is to set a benchmark for high-quality, sustainable intensification in the centre of Hemel Hempstead.

OUR ROLE

FFT were employed by Dacorum Borough Council as Principal Designer for the design and construction of 58 one and two-bedroom apartments, external amenity spaces and communal garden/play area.

Our role began with a thorough review of the initial designs to identify potential risks during both construction and future maintenance. As this was a design and build project, we collaborated closely with the design team throughout the build process, assessing risks and advising on appropriate control measures to ensure hazards were effectively mitigated.

CLIENT

Dacorum Borough Council

LOCATION

St Albans Road, Hemel Hempstead

PROJECT VALUE

£20m

DATES

January 2017 to 2024

SECTOR

Housing

SERVICES PROVIDED

Principal Designer

THE CLIENT

Dacorum Borough Council is a local government district with borough status in Hertfordshire, England. They manage a housing stock of more than 10,000 homes and work in partnership to create a borough that enables the communities of Dacorum to thrive.



We compiled all required information to produce the Pre-Construction Information (PCI) documentation, which was issued to all relevant parties for consideration.

Once the Principal Contractor was appointed, we worked with them to develop a suitable Construction Phase Plan, which we regularly reviewed to ensure it remained relevant to the works.

On completion of the project, we reviewed and approved the Health and Safety File, ensuring its accuracy and completeness before handing it over to Dacorum Borough Council.

CHALLENGES

Access for deliveries and removals proved to be a challenge due to the removal of access from the main road. We worked with the planners and the Principal Contractor to develop a Construction Traffic Management Plan, ensuring suitable vehicles were used and timings considered, to alleviate the risk of any delays or cancellations of deliveries and removals.

The project required diversion of an existing water main, and we assisted the design team in early discussions with the supplier to ensure no delays during the build phase.



ADDED VALUE

FFT carried out regular site visits during the construction phase to ensure the scheme was compliant with CDM Regulations and Health and Safety Legislations. This involvement allowed us to report on any risks, such as hot works, working from height, and traffic management, ensuring a safe construction process.



THE OUTCOME

Tenants have started to move into their new homes within this award-winning development situated within close proximity to the town centre and amenities.

Environmental sustainability was a key focus throughout the project. A dedicated garden area provides a peaceful communal space for residents, accompanied by natural materials which will encourage outdoor play and learning. Additionally, a wildflower meadow has been created to attract wildlife and enhance the surrounding natural environment.



"I am very satisfied with FFT's work as Principal Designer / CDM Adviser on the new Mountbatten View social housing development. Shane Jeeves played a leading role in ensuring that risks were identified at an early stage and that they were mitigated within the construction programme. I would be happy to work with FFT in the future".

**Ian Johnson - Senior Project Manager
at Dacorum Borough Council**

