

Clement Close, London NW6



PROJECT

Clement Close Affordable Housing

SECTOR

Residential

CLIENT

Brent Council

CONSULTANTS

Architect: Baily Garner LLP

Quantity Surveyor: Baily Garner LLP

Structural Engineer: Walker Associates

Services Engineer: Baily Garner LLP

CONTRACT TYPE

JCT D & B

ENQUIRIES:

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DESCRIPTION

The design and construction of a three-storey supported housing block comprising twelve, one- bed units on the first/second floors, with a communal lounge/dining room, offices on the ground floor and external garden. Each apartment provides a generous 56m² floor area. The mechanical and electrical fit out is to a high specification for this type of building.

Construction Methods

- Reinforced concrete frame on 23m deep piled foundations formed of 74 CFA piles
- Traditional brickwork façade in three colours: Ibstock Throckley Smooth Grey, Ibstock Cheddar Golden, and Ibstock Tradesman Antique Grey
- Windows: Aluminium double glazed window in PPC Bronze, including some windows in an obscure glass, or opaque insulated glass
- Internally, a communal underfloor heating system served by a ground floor plant room
- All units are energy efficient by way of high standard thermal insulation, and energy efficient heating systems

DELIVERY

By carrying out surveys at the outset, we were able to minimise risk to the programme by overlapping design stage with the potential utilities/services applications that arose from the initial survey. Design workshops with the end users were applied to identify any opportunities and incorporate value engineering within the design. For example, we proposed alternative light fittings that matched the specification requirements of the client, but also offered a better value for money. Equally, for the proposed boiler system, we used our in-house expertise to explore alternative design elements to offer better value /value engineering solutions to the client.

