

## CASE STUDY



### MARLBOROUGH

**Client:** Renaissance Retirement Ltd.

**Location:** London Road, Marlborough SN8 2AP

**Duration:** November 2016 – February 2018

**Project Value:** £5,900,000.00

**Project Size:** 38,000 Sq. Ft.

### SCOPE

Full Demolition of the existing site and the construction of 28 luxury one and two bed apartments over 3 storeys including undercroft parking with 12 spaces, soft & hard landscaping with 24 additional surface car parking spaces.



**The works included, but were not limited to;**

- Full demolition of the site which was formally a builders merchants, including asbestos removal and ground contamination remediation.
- The site was bounded on all four sides by residential properties and a local bowls club, leaving an extremely narrow entrance to the site which was shared with other surrounding properties. This resulted in logistical problems when scheduling deliveries and bringing the utilities into site. We minimised these problems through careful planning and consistent liaison with the surrounding property occupants.
- The build consisted of 28 one and two bedroom apartments over three storeys with communal spaces on the ground floor and landscaped gardens.
- The main frame was constructed with a timber frame to take advantage of the time saving this achieved as well as the off-site construction.

- Heating and hot water was provided via the installation of a community heating system powered by a gas boiler within a central plant room.
- Top quality finishes were incorporated as per the specification, including Porcelanosa bathroom tiles, Hans Grohe and Villeroy and Boch bathroom fittings and German kitchens with Silestone worktops.
- Car Parking was created with undercroft parking and surface parking, totalling 36 spaces.
- A King post retaining wall with oak sleepers was used to overcome the 5m level difference at the rear of the site. Stone filled Gabion baskets were also used to allow best use of the outdoor spaces.
- Raised planters and landscaping was installed to the landscape architects design.

