

CASE STUDY



FLEUR DE LIS, CROWTHORNE

Client: Renaissance Retirement Ltd.

Location: Dukes Ride, Crowthorne RG45 6NX

Duration: April 2018 – October 2019

Project Value: £8,900,000.00

Project Size: 42,000 sq. ft.

SCOPE

Full Demolition of the existing site and the construction of 32 apartments including; basement parking for 18 cars accessed via ramp, communal facilities, and hard & soft landscaping with 14 additional surface car parking spaces.



The works included, but were not limited to;

- Excavation works to construct basement parking with the installation of sheet piling using a silent piling method, to reduce the impact on neighboring properties.
- The installation of ground source, heat pump bore holes across the site, to reduce the sites carbon footprint and reduce running costs of the completed development.
- Waterproofing works conducted by SIKA used the BentoShield® technology for the installation of the membrane to the basement walls and slab, followed by SIKA waterproof concrete.
- A pumped drainage system was installed to the basement to control the water levels, caused by the high water table.
- A full ventilation system was installed to the basement by PVE.
- Timber frame construction, using pre-insulated panels from Cygnum Timber Frame.
- The installation of fully finished timber windows and doors.
- Fully furnished & tiled bathroom pods were utilised, lifted into position by crane during the erection of the main timber frame.
- The walls were internally dry lined using a tape & joint finish.
- Installation of pre-made internal door sets.
- The ground source heat pump is located within a self-contained plant room which provides heating and hot water throughout the scheme.
- Lifts were installed to each block also serving the basement.
- A traffic light system was installed to aid two way access to the basement parking.
- External materials include red facing brickwork, plain tile hanging, cast stone sills and band courses, sliding sash windows & architectural features such as chimneys, dormer windows & a orangery style glazed owners lounge.
- Landscaping has been completed using Indian Sandstone and implementing the Landscape Architects Design, including low level lighting.

