



HACKWOOD  
PROPERTY & LAND DEVELOPMENT



CASE STUDY

## FLEUR DE LIS, SANDHURST

**Client:** Renaissance Retirement Ltd.

**Location:** Yorktown Road, Sandhurst GU47 0PX

**Duration:** October 2017 – October 2019

**Project Value:** £9,700,000.00

**Project Size:** 54,000 sq. ft.

## SCOPE

Full Demolition of the existing site and the construction of 42 apartments including; basement parking for 28 cars accessed via ramp, communal facilities, and hard & soft landscaping with 10 additional surface car parking spaces.



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

- The main construction; to create a single 4 story block of apartments to maximize the built form.
- Removal of non-notifiable asbestos.
- Installation of de-watering pumped system until PC was achieved.
- Excavation works to construct basement parking with the installation of sheet piling using a silent piling method.
- The installation of ground source, heat pump bore holes across the site.
- 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.
- Modern Methods of Construction (MMC) were utilized on this scheme to substantially reduce construction time on site given the high water table, reduce material waste during the construction process, and to ensure accuracy in the build.

- Timber frame construction, using pre-insulated panels from Cygnum Timber Frame.
- Fully furnished & tiled bathroom pods were utilised, lifted into position by crane during the erection of the main timber frame.
- A full suite of safety systems were installed, including fire alarms, CCTV security systems, access controlled doors and external gates and a warden call system.
- Landscaping was a key feature to the site, and an extended planting specification developed by the landscape architect was implemented on site.
- The soft landscaping was designed to provide year round colour, and to offer a variety of shapes and sizes of planting to enhance the external environment.
- Landscaping features included a mix of private and shared patios, linking pathways, planted beds, and a winding pathway set between existing trees located toward the rear of the site.
- Feature lighting within the landscaping was used to provide illumination to the pathways and communal terrace, whilst not being intrusive to the residents within the apartments themselves.

