HACKWOOD

PROPERTY & LAND DEVELOPMENT

CASE STUDY

FLEUR DE LIS, WIMBORNE

Client: Renaissance Retirement Ltd.

Location: Wimborne Road, Walford, Wimborne BH21 1NW

Duration: July 2018 – September 2019

Project Value: £6,009,000.00

Project Size: 31,000 sq. ft.

SCOPE

Full Demolition of the existing site, which included a car sales showroom connected to a garage and convenience store which remained open during the works. Followed by the construction of 25 apartments including; communal facilities, undercroft parking with 8 spaces, associated landscaping and 9 additional car parking spaces.

The works included, but were not limited to;

- The main construction; to create a single block of apartments on an awkward footprint to maximize the built form given the shape of the site.
- The disconnection and partial demolition of the existing structure, working closely with the appointed Party Wall Surveyor to ensure minimal disruption to the adjacent operational business.
- Removal of non-notifiable asbestos.
- The removal of the subterranean redundant fuel tanks from the forecourt linked to the environmental ground remediation works.
- The application of temporary flood defenses during the construction phase until the permanent structure was in place and PC achieved.
- Ground source heat pumps were installed to provide heating and domestic hot water to the whole building.
- The building was constructed on traditional strip foundations with a block and beam suspended floor.
- An undercroft parking level was created under the main frame of the building.
- Modern Methods of Construction (MMC) were utilized on this scheme to dramatically reduce construction time on site, reduce material waste during the construction process, and to ensure accuracy in the build, whilst lowering the sites carbon footprint.
- MMC comprised the adoption of off-site manufacture including beam and block concrete flooring, timber frame, modular bathroom pods and lightweight GRP & brick slip chimneys.
- The speed and efficiency of the timber frame was further enhanced by having preinsulated wall panels and floor cassettes with the acoustic layer already bonded to it prior to arrival on site.
- The bathroom pods, formed from a lightweight steel frame, were fully fitted with all of the sanitary ware, tiles, light fittings, electric cabling and plumbing pipework preinstalled.
- The chimneys were formed from a GRP shell with brick slips bonded to them. This dramatically reduces the weight of the chimneys, reducing the amount of structural support required internally, and halving the number of bricks required to achieve the external finish required.
- The pre-insulated timber frame panels then craned into position to form the main frame of the building.