

## CASE STUDY



### ROMSEY

**Client:** Renaissance Retirement Ltd.

**Location:** Duttons Road, Romsey SO51 8LH

**Duration:** January 2015 – September 2016

**Project Value:** £7,800,000.00

**Project Size:** 55,000 sq. ft.

### SCOPE

Full demolition of the existing site and the construction of 52 apartments over 4 storeys including; communal facilities, and hard & soft landscaping with surface for 26 car parking spaces.



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

- The Demolition and management of extensive asbestos removal from the existing office building.
- The large existing basement required backfilling with engineered backfill.
- Completion of strip foundations using block & beam suspended flooring.
- The installation of deep drainage systems.
- The erection of a pre-fabricated, pre-insulated timber frame.
- A gas fired community heating system was installed throughout.
- The installation of fully finished timber window & doors.
- All walls were internally dry lined using a tape & joint finish.
- Two lifts were installed, serving all floors.
- High quality finishes were installed, such as Villeroy & Bosche, Hans Grohe etc.

- During the build phase we highlighted to the client some large areas of redundant but easily accessible roof void. These were subsequently re-designed and we increased the built floor area by circa 10,000 sq. ft. to create duplex apartments.
- External finishing included red facing brickwork with contrasting roof tile, composite aluminum clad windows, 'Cedral' composite cladding & steel balconies with privacy screens.
- Landscaping has been completed using Indian Sandstone whilst implementing the landscape architects design.

