

# EDEN HOUSE

LONDON

MIXED-USE RESIDENTIAL DEVELOPMENT

As a part of Hounslow Council's housing target initiatives, Frankham were commissioned by Lampton 360 to provide Employer's Agent services for the construction of an eight-storey block of 75 apartments with 1 community use unit on ground floor. The site, which previously housed a community youth centre, is located on Lampton Road within the London Borough of Hounslow.

The tenure mix of the development provided private sale, private rental sales and affordable housing units. Architects (Archadia) proposed a robust design, sympathetic to the surrounding context comprising, alternate tone patterned brickwork and pale green glazed balcony upstands, giving a rhythm to the façade and a contemporary feel.

The development comprises a 405m<sup>2</sup> community use unit (A1, A2, D1) and 75 apartments over nine floors. The apartments will be in a range of sizes from 40m<sup>2</sup> suites to 90m<sup>2</sup> 3 bed 5 person units. Tenure – 40% affordable – of which 60% affordable/social rented, 40% intermediate.

Originally the developer, Willmott Partnership Homes, were to be awarded a Design and Build Contract to deliver Eden House as part of Hounslow's initiative to meet 2020 housing targets. Early in Frankham's commission LB Hounslow decided to form a Joint Venture with the developer in order to deliver the scheme via a Construction Management approach instead. This resulted in the creation of Be Living (Lampton) LLP; the joint venture between Willmott Dixon and LB Hounslow. The creation of the new delivery vehicle meant Frankham's team had to adapt to provide consultancy services under a different procurement route. The scheme utilised a developer lead approach via Construction Management. Frankham's adapted our consultancy services accordingly.

Frankham were involved in the process to market the scheme to leasehold purchasers, with the main purchaser Octavia being introduced to the scheme at RIBA 4 stage. Octavia's purchase of the potential units equated to roughly 1 third of the overall unit count. Frankham worked with Lampton 360 to ensure that purchaser's choices and design requirements were incorporated in the scheme by working closely with Be Living to produce a bespoke set of developers requirements.

A further third of the leasehold units were later bought back by LB Hounslow to satisfy the Borough's affordable housing targets. This again brought with it new faces and processes to incorporate into the project. Frankham lead the way by helping the LB Hounslow project team get up to speed on specification and managing change order processes brought about by LB Hounslow's requirements.

Further into the project Be Living, the development partner, were sold to Malaysian developer Eco World and became Eco World London. Again, Frankham adapted their consultancy services to suit the new individuals and processes on the project providing a more Project Management and Cost Consultancy focussed role. The project team consisted of Architects, CDM consultants, M&E engineers, Sustainability Consultants. Frankham provided direct services of Principal Designer, CDM Advisor, Cost Consultant and Employer's Agent / Project Manager.



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Due to the Construction Management approach there was no change control mechanism included within the development agreement. When the leasehold purchasers were introduced they brought with them individual requirements, which required variation to the proposed works. Frankham provided a mechanism for the agreement of variations which was adopted by the leasehold purchasers and helped managed the fairly complex process of splitting costs pro-rata between the three parties involved.

The project met new strict guidance on carbon emissions utilising a mini combined heat and power energy delivery system. The service controls in each unit consisted of smart metres, controls and HIU's. The future proofing of the energy systems was a process Frankham were heavily involved with, providing guidance on best practice approaches to sustainability.

Further innovative design was required to meet both ventilation requirements and sound insulation requirements given the buildings location in the Heathrow flight path. Again Frankham provided guidance on resolving the apparent conflict between these statutory requirements by working closely with the Mechanical Engineer, Façade Consultant and Eco World London.

The handover of the scheme presented a challenge given the mix of tenure types and leasehold purchasers. A staggered approach was proposed by Frankham and adopted by the purchasers and JV partners. The management of the handover process involved the commissioning of last minute works to balconies in order to accord with changes to mortgage lending requirements post Grenfell tower disaster. The work of an external contractor was utilised to carryout the balcony works and this involved some negotiation and agreement between the various parties to mitigate the risk of damage to Contract works.

The project was successfully delivered on 29th January 2020. There was a large amount of change and adaptation required on this project due to the various approaches and parties involved changing mid project. We feel it demonstrates Frankham's experience in providing a service to suit a variety of construction delivery methods and procurement routes. Our commercial knowledge helped smooth the introduction of leaseholder purchasers and their varying requirements. We demonstrated our ability to adapt our role to suit and to continue to provide value in our service demonstrating business agility and depth of experience.

Client:  
**Lampton 360**

Value:  
**£17 million**

Services:  
**Employer's Agent**

