

MILKWOOD ROAD, HERNE HILL



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CLIENT Peabody Trust

VALUE £4.7 million

DATE November 2011 - March 2015

PROJECT

This project comprised the provision of 42 new homes constructed with a mix of eight for affordable rent and 34 shared ownership properties, on a site located at Milkwood Road in Herne Hill, London for Peabody Estates. The brief was to provide economic sustainable homes suitable for the 21st Century.

Milkwood Road was an extremely compressed site, situated approximately 250m from Herne Hill Station on a wedge shaped piece of land, bounded by a rail line directly adjacent to the western boundary and a road on the eastern boundary.

The severe restrictions placed on space had a strong influence on the services strategy provided by Frankham. By locating the utility meters at the entrance to each unit we were able to significantly reduced the space required for gas and water risers, in comparison to what would have been required if the meters had been located in a central meter cupboard at ground floor level. This resulted in optimum use of the floor space and maximisation of the number of units. This arrangement also had a beneficial effect on the arrangement and disposition of the unit layouts.

Experience with the procuring of utility services and the complications and significant delays that can occur meant that we engaged with statutory undertakers for services and telecoms from the outset. This early intervention enabled effective time and cost management and coordination. This was critical to the project programme and ensured that the project ran to programme with accurate and defined costs

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understood. Lines of communication with the statutory undertakers were kept open through to handing over to the Contractor. We also continued to monitor and audit progress from that point on.

We also identified early in the programme issues with existing buried services at the Milkwood Road site. The location of these services and proximity of the railway necessitated close liaison with Network Rail's asset protection team. In this respect the wide experience that Frankham has with rail projects was invaluable in being able to come to agreement on appropriate actions and implementing them.

We discovered that the utility supplies to a Network Rail depot on the other side of the rail line were run across the site, and that the utility meters were also located in a concealed housing on the site. We undertook negotiations with Network Rail, including the Architects and Employer resulting in us reaching a successful solution which met the needs of all parties at no cost to the Employer.

The homes were constructed to the highest economic standards for sustainable homes with high levels of quality insulation. This resulted in optimum requirements for heating and resultant economy of scale of the heating services installations. Similarly the Hot and cold water services, ventilation, soil and waste pipe work and controls were all specified to a good quality standard so as to afford reliability and optimum service life.

The electrical services were similarly selected and specified with the utilisation of low energy lighting, good quality wiring accessories and enhanced distribution protection.

All services were directed through co-ordinated service routes to ensure that the installations were controlled, easily located and maintainable as much as possible for a domestic type installation.

The Mechanical and electrical services were fully documented and 'User guides' were provided for the residents. These 'User guides' provided information and instruction in simple, non technical terms avoiding technical jargon.

The completed project comprises technically enhanced dwellings that are energy efficient, sustainable and most importantly a pleasant modern, homely environment for the residents.



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