

45a Porchester Road for 1 Westbourne Gardens LLP

Mixed use Design and Build project to form nine luxury apartments with two floors for Educational use and a sub-basement for car parking. The new build project required the creation of a two storey reinforced concrete basement, transfer slabs at ground and first floors with another three floors of 'flat' slab structure for the residential space. The basement was created with a combination of 'zero' and traditional steel sheet piling including a substantial temporary works scheme.

The building is largely clad with insulated render on SFS framework with powder coated aluminium windows and doors designed to meet Secure by Design and Level 4 Code for Sustainable Homes.

Architectural enhancements to the external elevations include projecting feature fins together with a number of terraces with glass balustrades. The high quality finishes are consistent with the client's target market and included, underfloor heating, whole house ventilation (driven by heat recovery units located in a roof top plant room), AV installation, high quality kitchen and bathrooms with specific enhanced detailing.

Value:
£4,200,000

Contract: JCT Design
& Build 2011

Duration: 84 weeks

Completed: April 2014

Architect:
Chartered Practice Architects

Project Manager/Cost Consultant:
Brown Lock Partnership Limited

Structural Engineer:
Simpson Associates

Services Consultant:
Silcock Dawson & Partners