

# CAMBRIDGE ROAD

PROJECT LOCATION: BARKING, ESSEX

CLIENT: SWAN HOUSING GROUP

POTTER  
RAPER  
PARTNERSHIP

**PARTNER IN CHARGE**  
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## Service Provided

Employer's Agent  
GLA Loan Monitor

## Accommodation Created

291nr mixed tenure residential units

## Contract Value

£56 million

## Contract Period

3 years

## Completion Date

March 2018

## Contract Type

Development Agreement

## Main Contractor

Swan Construction Service

## Project Summary

The project involves the development of 291nr mixed tenure units (shared ownership and private sale) located in the heart of Barking with a small commercial area.

The project is a flagship scheme for Swan New Homes working with Nu Living as the Developers and Studio Egret West as the Planning Architects.

The scheme has a series of challenges to overcome, particularly in respect of the railway line running close behind the site, as well as the challenging Architecture design. The development will have gas powered central heating and power and will run under the auspices of an Energy Service Company (ESCO) with a view to future connection to a local district heat network infrastructure and allowing for incorporation of other future technologies.

In line with the new Part L Building Regulations, the scheme will achieve Code for Sustainable Homes Level 4 and in line with the new wheelchair requirements, will be designed to both categories 2 and 3 of the new (Building Regulations) Part M – Access to and use of buildings.

## PRP Responsibilities

- Full Employer's Agent duties
- GLA Loan Monitor

## Awards

- Best Scheme in Planning – Awarded at the National Housing Federation. The award recognises the challenges faced when submitting a scheme for planning.