

LEA BRIDGE HOUSE

PROJECT LOCATION: LEYTON, LONDON

CLIENT: PARADIGM DEVELOPMENT SERVICES LTD

PARTNER IN CHARGE
Philip Bass BSc, MRICS
e: philip.bass@potterraper.co.uk

EMPLOYER'S AGENT
James McCay BSc (Hons)
e: james.mccay@potterraper.co.uk

SENIOR QUANTITY SURVEYOR
Mun Keat Chong MRICS
e: mk.chong@potterraper.co.uk

PRINCIPAL DESIGNER
Gary Jardine IMAps, DIPsm, MISFM, TechIOSH
e: gary.jardine@potterraper.co.uk

Beckenham Office
Potter Raper Partnership
Duncan House
Burnhill Road
Beckenham
Kent BR3 3LA
Tel: 020 8658 3538



Service Provided

Employer's Agent
Quantity Surveyor
Principal Designer
Party Wall Surveyor

Accommodation Created

Demolition of blocks and works to existing block to create 229 bedrooms for a Hostel for homeless people

Contract Value

£6 million

Contract Period

2 years

Completion Date

December 2018

Contract Type

Design & Build

Main Contractor

Rydon

Project Summary

The refurbishment of an existing 10-storey hostel tower and addition of 4-storey extensions to provide 106 additional bedrooms in Leyton, London. The scheme also provided 229 homeless people with accommodation based in East London.

The project has seen the demolition of 2 existing single-storey annex buildings, the construction of a new 4-storey accommodation block, and the existing 10-storey block upgraded to include relocating the existing office and reception, essential repairs to services and new cladding, windows, curtain walling and roof.

Each accommodation room benefits from shower room pods offering generous showers, WC's and hand basins. With a range of shower types, these cubicles have been installed with minimal disruptions and quality has been guaranteed prior to installation.

Lea Bridge achieved a BREEAM "Very Good" rating in accordance to the planning permission.

PRP Responsibilities

- Pre and Post-Contract services
- Manage surveys and investigations
- Chair design and progress meetings
- Assemble and agree a specification and Employer's Requirements
- Procurement of a suitable Principal Contractor
- Production of Cost Reports
- Monitoring of the Building Contract
- Regular site inspections and snagging
- Undertaking handovers

