

Project Overview

- Management of the Design and Planning process to ensure milestones and discharges achieved at the appropriate times.
- Production of the client Employer's Requirements to facilitate the Contract Appointment of the main contractor to build the scheme.
- Contract administration role during the demolition and construction phase.

Service Provided

Shape Consultants Limited was commissioned to provide procurement and contract administration support of 11 apartments with associated external works on a brownfield development including demolition of an old house.



Project Highlights

The planning approval gained for the development did not reflect the best solution to maximise the value of the asset. Shape undertook a series of reviews with the design team to evaluate the changes required to improve the development to meet the market. A strategy for the submission of planning amendments was developed to stagger the submission and improve the likelihood of the submissions being successful. All the submissions were successful, and the changes implemented.

The surface water strategy for the development was to implement a water storage system and on-site infiltration. The ground investigation discovered that the site did not suit this solution. We instigated further testing to investigate other options including deep bore soak aways. All options for retaining the surface water on site proved to be unsuitable so we applied for agreement to discharge into the local network sewer. Approval was granted based on the supporting information gathered from the testing and analysis completed.

The development included a couple of 1-bedroom plots that were reducing the sale ability of the development. With the Employer and Design Team we reviewed the options to amend the internal layouts and managed to reconfigure the building to remove the 1-bedroom plots from the development and improve the marketability of the development.

