

An Artist's Studio

The Coach House Peacock Lane Old Portsmouth PO1 2PA

This project was designed over a period of several years (the first sketch is dated 2008) It was conceived on a tight urban site in the heart of Old Portsmouth's Conservation Area.

It includes the refurbishment of an existing building as well as the construction of an Artist's studio.

The existing building is listed. This, combined with the location, required careful consideration of the design parameters and detailed discussions with the planning and conservation officers.

Both listed building and planning consent were required demanding the drafting of both "heritage" and "design & access" statements concurrently with detail design drawings.

Once conditional planning and listed building consents were granted, an approved inspector route was adopted to obtain Building Regulation approval. The design developed with Assent Building Control Ltd input as well as direct input from WRD Engineers (Southampton) who's soil survey and collaborative foundation design lead to 14 piles linked with ground beams with a reinforced concrete ground slab laid over the top as the foundations for the new build.

The site was bounded on three sides by adjoining buildings, some tenanted: Four party wall awards were entered into on the basis of this.

A detail specification for the whole works was developed coordinated with the construction drawings. Single stage tender was adopted with a view to appointing a contractor under a traditional standard form of contract (JCT Intermediate without Bills of Quantities) However, the tenders received were all way over budget .

The project was subsequently divided into two phases: Phase 1 was negotiated with one contractor whilst all concerned worked on “value engineering” the whole project.

At the end of Phase 1, costs provided by the preferred contractor, were still deemed excessive, so a decision was taken to appoint a Clerk of Works for Phase 2 and to let the rest of the work under separate packages with the Clerk of Works coordinating all specialist contractors as well as a small team of direct labour on site.

The Clerk of Works with direct labour, cleared the site and undertook enabling demolition.

The first package to be let separately was the Ground Works, Drainage, Foundations and Reinforced Concrete for the new build.

This 1st package was undertaken whilst the second new build package for Structural Insulated Panels. (SIPs) was undergoing detail design & tender for SIPs supply only for the new build. Once appointed, the SIPs supplier fabricated and delivered the panels to site and these were fixed by direct labour.

A similar process was adopted for the new windows.

The Clerk of Works undertook the external Siberian Larch cladding and the fitting of the new windows.

External render and internal plasterboard and plastering were combined into one package as were Electrical and Plumbing installations. Roofing & external works were also tendered out as separate packages.

One of the environmental systems integrated into this project was Mechanical Ventilation with Heat Recovery (MVHR). This was designed and details issued to several specialist companies for costing of the supply only of the system with a view to it being installed by The Clerk of Works’ direct labour. The commissioning, however, to be undertaken by the specialist suppliers.

Currently the MVHR system is being installed but the second fix electrical & plumbing as well as internal finishing and external works have yet to be completed.