

## **An Artist's Studio**

### **The Coach House Peacock Lane Old Portsmouth PO1 2PA**

The design needed to fit a tight urban site in the heart of Old Portsmouth's Conservation Area.

Included were the refurbishment of an existing dwelling and the construction of an Artist's Studio.

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

Once conditional planning and listed building consents were granted, an approved inspector route was adopted for Building Regulations. The design developed with Assent Building Control Ltd and WRD Engineers (Southampton) whose soil survey and collaborative foundation design led to 14 piles linked with ground beams with a reinforced concrete ground slab laid on top as the foundations for the new build.

The site was bounded on all sides by adjoining buildings, hence 4 party wall awards were also required.

A specification for the whole works was developed coordinated with the construction drawings. A 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 way over budget.

The project was subsequently divided into two phases: Phase 1 was negotiated with one contractor whilst the design team worked on "value engineering" the Phase 2 project.

At the end of Phase 1, costs provided by the preferred contractor for Phase 2, were still deemed excessive, so a decision was taken to appoint a Clerk of Works 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.

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

Francis GRAVES Architect May 2018