

Hazlehurst Estate



Administrated from:	Head Office
Form of contract:	JCT Major Works with Design
Contract location:	Hazlehurst Estate, Blackshaw Road, Tooting, SW17
Value:	£750,000.00 (one off)
Final value:	£750,000.00
Duration:	November 2006 to May 2007
Sector(s):	Public sector, Residential, Social Housing
Type(s) of work:	Decent homes improvements, Interiors / fit out, New build, Refurbishment - General
Short description:	Hidden Homes – Conversion Of Void Areas Into Residential Homes

Hidden homes is a government initiative to convert disused property/void areas into residential accommodation. H.A. Marks have successfully completed converting redundant plant rooms, stores and garages underneath an existing block of flats into 4 large new 4 & 5 bedroom flats.

The works consisted of major structural alterations including diversion of main supply services prior to breaking out structured slab, reducing levels to create head height and forming a new structural slab.

New doors and windows were formed in existing perimeter walls. Internally the 4 new 4 and 5 bedroom flats were constructed and fitted out. Services to the upstairs residential flats were diverted as necessary to enable the works. A major issue that we overcome successfully was installing the new incoming services while maintaining existing services to flats above.

The project involved a high level of liaison and co-ordination with both the client and the tenants in occupation. For the project above, we worked with all the tenants in the area prior to the commencement of work. Our full time site management teams were on site to cope any issues as they arise.

The project was handed over on time and on budget after working very closely with Wandsworth project management team.

