

Project No 2264.

### **Olive Morris House.**

#### Services Provided.

- Principal Designer
- CDM Client Advisor
- Site Safety Audits
- Digital Manuals

#### Client

- Muse Developments Limited

#### Architect

- Cartwright Pickard

#### Principal Contractor

- Morgan Sindall

#### Form of Contract

- Design & Build

#### Completion Date.

- November 2021

#### Value

- £23,000,000

#### **Project Description.**

Regeneration of former Town Hall Office for mixed development of residential and commercial units. Site is located on the Brixton Road to the front elevation with busy town centre of Brixton and busy residential routes each side. The works will comprise removal of existing structures down to basement levels with provision of new piles, foundations, basement structures and concrete transfer slab, incoming mains services and drainage. Upper six floors are of Steel Frame and concrete floor construction with Light Steel Frame External Walls, clad in brick tiles and panelling. Basement areas will be used to provide secured onsite residential parking, plant and machinery rooms, and residential and commercial storage spaces.

The residential units are to be provided for market sales, shared ownership and for life time homes. A terraced garden area will be provided to the enclosed rear elevation over the basement access road to give safe areas for children to play and for general relaxation as well as access to its own balcony area. Ground floor areas will provide a mixture of commercial retail units and private secured entry foyers for the residents.

#### **BWS Innovation & Added Value.**

Co-ordinating the Health & Safety aspects of the overall design and working closely with the Principal Contractor and the other designers to identify methods of temporary works and



programming to safely maintain provisions of electrical supplies from the current basement substation, for the temporary building supply, during demolition of the basement structure and construction of the main building. This enabled the site supplies to be provided without the need to install a temporary substation, the new permanent substation will be installed and ready for switch over before the old unit is removed.

Reviewing the designs for all aspects of access, maintenance and replacement strategies for the general maintenance of external glazing, fenestrations, roof access needs, access to plant and equipment for routine maintenance and future replacement.