

CASE STUDY

The Waterside Development - Nottingham



SECTOR

Commercial

CLIENT

Monk Estates & JA
Ball

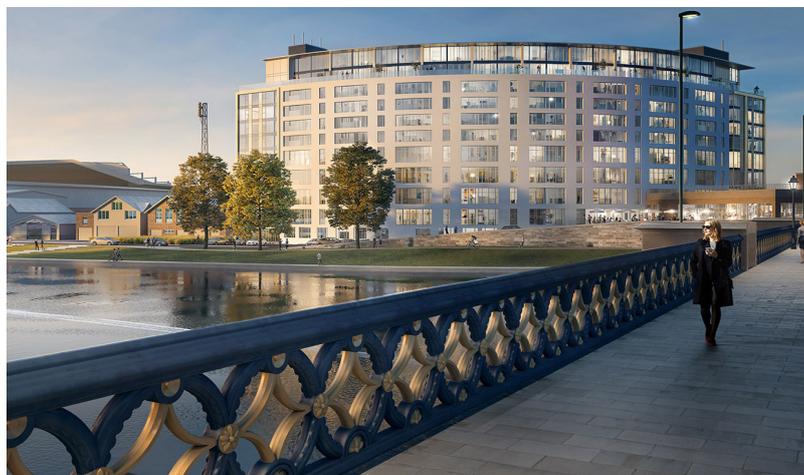
PROJECT OVERVIEW

jhai are proud to have been part of the amazing restoration project known as 'The Waterside'. The project consists of the regeneration of the old Rushcliffe Council offices in West Bridgford which were sold to Monk Estates and Harmony Bridge Limited for £6.5 million in 2017.

The Waterside will consist of the redevelopment of the existing iconic building into apartments along with the introduction of two, new build residential towers and duplex luxury penthouses. This regeneration is not purely domestic focused as the scheme incorporates several commercial aspects including offices, restaurants, a bar and a gym.

This complex project incorporated non-standard design practices, such as the decision to enable all penthouse apartments to have a view over the iconic river Trent. This was accomplished by enabling the corridors to run along the edge of the building, rather than the middle. Monk Estates Limited required the Building Control provider to have the necessary expertise and experience to deal with such a multifaceted project.

jhai were subsequently chosen for Building Control, both for their knowledge of intricate projects and for their ability to deliver exceptional service to such an important regeneration project. Quality was essential for Monk Estates Limited as Sam Monk states: "it is vital to us that we deliver a high-quality product that not only stands the test of time but provides the purchaser with a feeling of luxury and attention to detail. To this end we only work with organisations who can deliver the same high level of quality we, ourselves deliver."



Jonathan Hayes, Managing Surveyor, from jhai discusses how the project was approached from a compliance point of view. "As the project incorporated both domestic and commercial aspects, we took a more bespoke approach to this project, we could not simply limit it to a set number of visits as there were a host of potential issues, therefore we had to be flexible in being able to advise as and when required.

"Due to the regeneration and domestic aspect along with the obvious high-rise issue, fire safety was of paramount importance and therefore we allocated additional visits to ensure that all issues were addressed."

jhai conducted over 30 site visits overall with some being digital to fit in with JA Ball's and Monk Estates Limited schedule. Lynsey Weldon, Regional Manager for Nottingham explains why the different methods are utilised "some site inspections need a physical presence and due to our locality and resources we were able to easily meet our client's timetable. However, some inspections can be done digitally, therefore we adapt our approach to both meet our clients needs and ensure compliance is attained."

The project is progressing smoothly, and completion is expected early 2020, all the indications are that the apartments will be in high demand, especially due to the amazing views offered by them.