

# Crest Nicholson One Brighton



## PROJECT DETAILS

**CLIENT** Crest Nicholson

**PROJECT** One Brighton

**LOCATION** Brighton

**START DATE** February 2024

**DURATION** 12 months

**END DATE** February 2025

**VALUE** £3.2m

**CONTRACT TYPE** JCT ICD 2016 -  
Intermediate building contract with  
Contractors design

## PROJECT BACKGROUND

Constructed in 2008 as a cutting-edge example of sustainable living, the two blocks Block E and Block F that form One Brighton, are home to 172 apartments, as well as offices, community spaces and multiple commercial units, situated in the heart of Brighton.

The blocks were constructed with a reinforced concrete structural frame with NBT Thermoplan infill clay block walls. The block walls have a solid plaster internal finish and are finished externally with a mix of ceramic rainscreen tiles, insulated render and timber cladding

McConnell was appointed to provide remediation works to both blocks, that included replacement of the existing timber cladding and rails to balcony balustrades and soffits with new aluminium cladding and slats as well as replacement of the decking and any associated works.

## PROJECT DELIVERY

Prior to works beginning, meticulous planning and coordination had to take place due to residents and businesses remaining in occupation, and the type of works that were to take place.

A comprehensive assessment and analysis of project requirements & specifications was undertaken in collaboration with our partners, Socotec and Crest Nicholson. Together, we managed the project sensitivities including the introduction of the procedural regulations for higher-risk buildings, right at the onset of this project. Other highlights included:

- ▶ **Stakeholder Engagement:** Collaboration with Crest Nicholson and MD Bithery were key to understanding the project objectives, budget constraints, and timeline expectations
- ▶ **Procurement and Mobilisation:** A flexible approach to procurement, mobilisations and delivery of our preconstruction design services under a Letter of Intent whilst the main contract was developed
- ▶ **Communication Channels:** Establishing channels to ensure transparent and effective exchange of information throughout the project lifecycle
- ▶ **Identifying Regulatory Compliance Requirements:** We conducted a thorough review of relevant regulations, building codes, and permit requirements to ensure compliance with legal standards.

## AT A GLANCE

- ▶ Cladding remediation to two blocks containing 174 dwellings and commercial spaces
  - ▶ Liaison with multiple stakeholders including residents and business
  - ▶ Adaptation of delivery to suit stakeholders
  - ▶ Investigation into existing structure and adaptation of scope of works
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- ▶ **Design Development:** We engaged with subcontractor partners, including cladding contractors, scaffold designers, and temporary works specialists, to develop detailed renovation plans
  - ▶ **Design Compliance** We provided design refinements based on feedback from our subcontractors to ensure alignment with project goals and specifications
  - ▶ **Supply Chain Management:** We identified and procured necessary materials, equipment, and supply chain partnerships to ensure timely delivery and availability of resources in advance of works commencing
  - ▶ **Risk Assessment and Mitigation:** We conducted comprehensive risk assessments to identify potential hazards and challenges associated with the works.
  - ▶ **Mitigation Strategies:** We identified risks and minimised their impact on project progress and outcomes
  - ▶ **Community Engagement:** We implemented a detailed communication strategy to engage with residents and neighbouring communities to communicate project plans, address concerns, and minimise disruptions during the renovation process
  - ▶ Developed a comprehensive programme to identify timelines and works sequences to guide the execution of works and ensure adherence to project milestones.

By carefully executing these pre-construction activities, we laid a solid foundation for the successful project delivery. This phase was instrumental in ensuring that all necessary preparations were in place to facilitate a smooth transition into the construction phase and ultimately deliver a high-quality renovated space to the client and stakeholders.

Although works were predominately external, we implemented a communication strategy to ensure we engaged with residents to keep them informed of works, mitigate disruption and foster community involvement.

# Crest Nicholson One Brighton

Scaffolding works were expected to cause significant disruption to businesses occupying the lower blocks. To avoid this, the team carried out the works using abseiling, eliminating the need for scaffolding, preventing obstructions, and ensuring timely completion. Similarly, access to the lower blocks was planned around using mobile elevated work platforms (MEWPs), avoiding the need for scaffolding. This approach was chosen to save both time and cost on the programme by eliminating the delays and expense associated with scaffold erection and removal. Balconies were accessed in the same way, allowing us to maintain flexibility throughout the project. This strategic use of MEWPs not only minimised the impact on residents but also enabled us to expedite the programme, condensing it by eight weeks and reducing access costs.

With the site situated in the heart of Brighton with a busy access route to Brighton Train Station running through the site, it was essential that we prioritised public protection. We established a number of protective measures fully segregated works from the public. This included, a fully double boarded and sheeted gantry with lighting under the gantry and 100% recycled PVC kwik klik hoarding to protect the public with minimal impact.

Our inspection regime was essential to ensuring works were delivered to a high-quality standard. We used Field View to manage this process and ensure we maintained the Golden Thread of Information. Field View is our a centralised platform for documenting the project, storing and organising information, enabling our Site Manager, to easily track task statuses and keep the project on schedule. Each property benefited from a property specific inspection form, signed off by all key stakeholders, including the Fire Engineer for EWS1 requirements. This entire process was supported and documented with photographic evidence at each stage. More than 4,500 photographs were taken during this project.

## BUILDING BRIGHTON

As part of our commitment to create a positive impact on the communities we work in, at One Brighton we supported the social enterprise, The Wood Store, with a timber donation. The Wood Store provide employment opportunities for marginalised individuals such as former offenders, those suffering with mental health problems, people in recovery from addiction and young people who have never had a job. Not only does this prevent waste going to landfill, but also provides local employment opportunities.

Furthermore we completed an initiative to support a local school, St Paul's CE Primary School. This project was driven by the school's commendable efforts to accommodate additional students during recent closures, particularly amidst rising costs of school dinners and the broader cost-of-living challenges faced by many families.

We donated £1,000 to help cover the costs of meals for families in need. This effort was aimed at alleviating the financial pressures effecting these families and to ensure students could focus on their education in a supportive environment. We are proud to have partnered with the school in making a meaningful difference for local families.

## CRITICAL SUCCESS FACTORS

- ▶ Extensive planning prior to works beginning on site
- ▶ Considerable collaboration to ensure a successful delivery with open and honest communication
- ▶ Proactive investigation to prevent issues from arising in the future
- ▶ Robust inspection and test plans to manage the golden thread of information
- ▶ Well informed logistical planning and adaptable construction programmes
- ▶ Smooth execution of client led design changes to minimise delays
- ▶ Project completed on time and within budget

