

Chiswick Point

Contemporary style perfectly crafted

£20m

/ Project value

May 2013

/ The build commenced

March 2015

/ The duration

Illustrating our capacity to achieve substantial value engineering savings (over £400k), the £20 million Chiswick Point project is a major residential and retail development in a prime London location. Working closely with Bellway Homes, our uncompromising approach to high-specification design ensured the delivery of two striking multi-storey blocks containing 124 ultra-modern apartments and penthouses. Offering living quarters that maximise light and space, construction works were programmed to facilitate sectional completion before full handover in May 2015.

The Brief

Renowned for its quiet riverside location and vibrant local social scene, Bellway Homes tasked us with the design and construction of a major high-specification residential and retail development that would seamlessly knit into the surrounding area and represent a coveted, sought-after place to live.



"We are absolutely delighted that GRAHAM has supported our new business venture"

Grace Smith
Nursery Assistant Manager,
Banana Day Nursery

“Chiswick Point, a development that offers a quality of lifestyle defined by luxury and security”

Bellway Homes

The Challenges

With an emphasis on quality, and attention to detail, our expert team liaised closely with the client throughout the preconstruction phase to develop and finalise designs. As such the apartments, offering one, two and three bedrooms, were designed to attain the Level 4 Code for Sustainable Homes and meet the standards established by Lifetime Homes and Secure By Design. Stakeholder engagement was key and unique in its complexion of four schools, a nature reserve and Network Rail and London Underground tracks. Therefore, key stakeholder relationships were forged and bespoke actions, such as the restriction of deliveries during school pick-up and drop-off times, implemented.

GRAHAM's added value solution

Designed with style and proportion, this major London development was acclaimed for our value engineering, ultimately reflected in the introduction of a Techcrete solution, which generated over £400k in client savings. Additional benefits included efficiency in installation and programme certainty, ensuring the sectional completion and handover of the Show Apartments in June 2014. Phase 1 was released in August 2014. Consisting of two multi-storey blocks, one five-storeys in height and the other seven, with piled foundations and concrete frames, the £20 million development features 124 high-specification apartments and penthouses, complete with generous balconies, and several ground floor retail units. The construction methodology was developed empathetically in consideration of the ongoing operational needs of the surrounding public transport, schools, businesses and residents.

Outputs & Benefits

- / **Value Engineering:** Provided £400k of client savings through the implementation of a Techcrete solution
- / **Quality finish:** 124 high-specification apartments and penthouses each with its own generous balcony
- / **Programme Reliability:** Construction works were programmed to allow for sectional completion and handover
- / **Empathetic Construction:** Construction methodology developed in consideration of ongoing operational needs of surrounding public transport, schools and residents
- / **Lasting Impact:** We refurbished washroom amenities within the neighbouring wildlife trust grounds, landscaped all available unbuilt areas and financially supported the local Banana Moon Day Nursery's open day



For more information on how we're delivering lasting impact:

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