



United Arab Emirates (UAE) Embassy, London

Client

United Arab Emirates

Value

Confidential

Duration

2016-2017

Services

Project Management
Quantity Surveying
Party Wall Surveyor
Principal Designer

Contract

JCT Standard Form With
Quantities - amended

Funding

Private funding

The site comprises two terraced properties located on a corner plot in Belgravia London which are grade 2* listed buildings over seven storeys including basement and under pavement vaults.

The works comprised the full internal refurbishment of an unoccupied office building to form a new embassy, including a repaired roof installation, new roof plant well, the renewal of mechanical, electrical, lift and public health services installations. Lower ground, ground and first floors, stairs and lobbies are finished to a high quality. The remaining floors are used for back of house office administration and amenities. Including all associated works, alterations and repairs necessary.

The project was procured using a JCT with quantities contract and a full bill of quantities in competition following a full cost planning and value engineering process.

Various challenges were overcome during the construction phase including the discovery of hidden defective structural members, collapsing heritage ceilings and cracking external balconies. However, due to the accurate allocation and management of early time and cost contingent allowances and the careful management of the process of remedial and repair works necessary the project was handed over within the Client's original approved development budget and within the Client's overall timeline requirements.

Services included Project Management, Quantity Surveying, Party Wall Surveyor and Principal Designer.