



£30M Wallis Fields, Maidstone

Client

Golding Homes

Duration

2012 - 2016

Value

£30M

Services

Employer's Agent, Clerk of Works, CDMC

Contract

JCT Design & Build 2011

Funding

HCA

Sustainability

Lifetime Homes, Code Level 3

calfordseaden has provided Employer's Agent, Clerk of Works and CDM services on this phased redevelopment of the Park Wood Estate in Maidstone. The existing homes on the estate were considered in a state of disrepair whilst also being highly inefficient. A decision was made to demolish the homes and replace them with new energy efficient houses and apartments along with community facilities and commercial units.

Phase 1 which was completed in 2015 provides 69 residential units in the form of 51 houses and 18 flats, with the addition of 3 commercial units and a new community centre. Phase 2 which was completed in early 2016 provides 41 houses, 36 flats & 10 commercial units.

calfordseaden has undertaken a 'hands on' role seeing the project through from concept to completion, and working with both the Client and contractor from an early stage; offering advice on design and potential issues. In addition to the Clerk of Works service, we provided health and safety reporting and general guidance to assist both the client and contractor on this unique scheme with a challenging design that puts a modern twist on the sea-side cottages on Hastings seafront.

Our role also consisted of the following:

- Providing various quantity surveying services such as measurement exercises and cost comparisons for services in addition to various Building Cost Information Services inclusive of insurance rebuild costs
- Carrying out all HQI scoring analysis for HCA funding purposes
- Carrying out NIA measurements to commercial units for the employer

With the help of calfordseaden, Golding Homes has built 146 residential units and 13 commercial units at Wallis Fields. A further 56 residential units are scheduled to be built on the third and final phase which will see the scheme becoming Golding Homes' biggest development to date. Once complete the development will offer 181 units for affordable rent, 5 for shared ownership and 16 for market rent.

