

PROJECT SHOWCASE

41 MEDINA VILLAS, HOVE



SHW

MAKING
PROPERTY
WORK
SHW.CO.UK

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WELCOME

This project file documents the story 41 Medina Villas, a large Victorian property located in the heart of Hove. This Project Showcase offers a closer look at the value SHW and specifically the Building Consultancy Department (BCD) can deliver for our clients.

Medina Villas and the surrounding roads are predominately residential. Number 41 however was classified as commercial and occupied by a childrens nursery. The nursery tenant vacated in 2018 leaving the client with a dilapidated property with little commercial demand.

A feasibility study identified that the best return on investment could be achieved by converting the property to residential. SHW Building Consultancy were instructed to Design and Project Manage the conversion from inception to completion.

The project was delivered on time and within budget during the 2020 pandemic. The quality of the development was also reflected by successful letting of three of the five flats in the first week. The property was fully let within a month generating £82,800.00 rental income.

SHW involvement:

- Design
- Planning permission including change of use
- Specification of Works
- Tendering and Procurement
- Contract Administration
- Monitoring works on site
- Handover to SHW Property Management

ALEX WALES
Building Surveyor (BCD, Brighton)



WORKS

The following is a list of the major works.

Externally:

- Renewal of the slate tile roof
- Replacement of rainwater goods
- Replacement of all windows with matching timber sash units with double glazing
- Render repairs to elevations
- External decoration
- Re-routed incoming services and new connections for gas, water, electric and data.
- General landscaping and hardscaping works

Internally

- Asbestos R&D Survey and Removal
- Clearance, strip out and demolition works
- Remediation of dry rot
- Cementitious tanking to waterproof the basement and exposed external walls
- Structural works and partitioning to form new flat layouts
- Upgrading the entire building in terms compartmentation and fire alarm system to comply with approved document B of the Building Regulations
- Thermal upgrade of external walls to comply with approved document L1A of the building regulations.
- All new electrical wiring installation
- All new heating system including boilers, radiators and underfloor heating.
- All new kitchens and bathrooms
- Restoration of existing heritage features such as skirtings, timber window shutters, rear iron staircase and entrance mosaic.
- Installation of new heritage features such as cornicing, ceiling roses, column radiators, lightwell railings and a bespoke front gate to match originals in the road
- New carpet and vinyl flooring throughout
- Internal decoration

PRE-CONSTRUCTION



PRE-CONSTRUCTION - EXTERNAL



1. Deteriorated render and decorations



2. Tired and begrimed appearance



3. Tired rear garden



4. Neglected courtyard

PRE-CONSTRUCTION - INTERNAL



5. Poor natural light in basement



6. Dry rot spores



7. Water penetration defects



8. Water ingress from roof

CONSTRUCTION



1. New openings created



2. Removal of decayed plaster



3. New cementitious waterproof membrane



4. Thermal upgrade of external walls



5. Plastering of walls



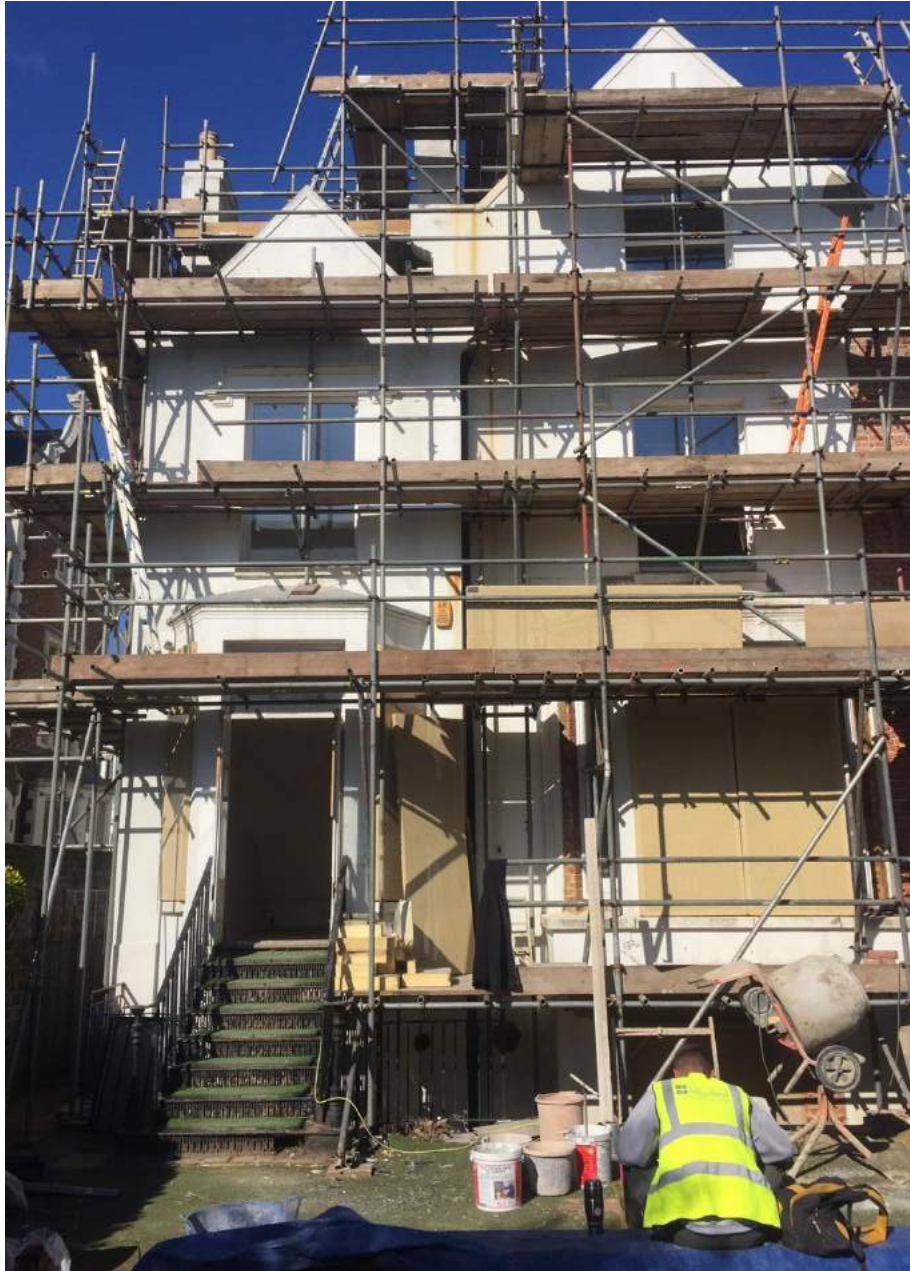
6. Fire compartmentation to separate floors



7. Thermal upgrade to ceilings



8. Treatment and replacement of dry rot affected timbers



9. Repairs and redecoration to rear elevation



10. Renewal of roof coverings



11. Repairs and redecoration to front and flank elevations

COMPLETION





1. Front elevation



2. Rear elevation



3. Renewed slate roof coverings



4. Renewed slate roof coverings



5. Repaired flint wall to front boundary



6. Re-constructed entrance piers



7. New bespoke entrance gate matching original features



8. New lightwell guardrails



9. Sandblasted rear original staircase



10. Rear communal garden and patios



11. Basement flat courtyard



12. Basement flat courtyard



13. Existing mosaic refurbished in entrance lobby



14. Mosaic taken up and re-formed around new staircase



15. Communal staircase



16. Original handrail refurbished



17. Original staircase refurbished



18. New AOV to comply with fire regulations



19. Contemporary decoration



20. Contemporary decoration



21. New ceiling roses to enhance period feel



22. New column radiators to enhance period feel



23. New under window column radiators to enhance period feel



24. Original plaster mouldings and features retained



25. Contemporary bathroom design



26. Bath/showers and towel radiator



27. High standard to all bathrooms



28. Contemporary kitchen design



29. Kitchen incorporated under skirting in top flat



30. Large worktop with breakfast bar



31. Recessed sinks with bevelled drainboard worktops

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BCD SERVICES

- Project management/contract administration
- Condition surveys
- Defect analysis
- Design & fit-out services
- Development monitoring
- Dilapidations
- Expert witness reports
- Feasibility studies
- Liability advice
- Party wall matters
- Pre-acquisition survey advice
- Due diligence
- Planned maintenance
- Party wall matters
- Reinstatement cost assessments

OFFICES

- Brighton
- Bromley
- Crawley
- Croydon
- Eastbourne
- Epsom
- London
- Worthing

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