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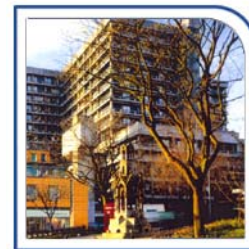
Pond Street

Hampstead

ikon was appointed project manager of the design and construction of Pond Street. The building comprised a retail shell for Marks and Spencer and two and three bedroom residential units, which included associated external works and underground parking. The two-stage tender JCT design and build procurement route had an emphasis on value engineering, and approximately 80% of packages were finalised before the signing of the contract.

Client: Europe (Essex) Ltd for GHP Group
Service: Project Manager, Cost Consultancy and Employer's Agent
Project Cost: £15 million

External elevation treatments included a balanced mix of terracotta, curtain walling and rendering, with balconies set at varying elevations to provide a pleasing design.



The brief:

The procurement route was finalised at the earliest opportunity and before detailed design work was completed. The project was constructed within close proximity to adjoining properties, and therefore the challenges of noise, access and airspace restrictions had to be encountered during construction. The scope of works included deep excavation and contiguous piled retaining walls, and a reinforced concrete frame of nine storeys.

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