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Woolwich Road

Charlton, London

Woolwich road comprises a mixed-use development including 20 units of affordable housing above retail units with good connectivity to the the adjoining retail parks and surrounding areas. The scheme has been developed to a high specification designed to enhance the area whilst reflecting the design and heritage of neighbouring properties. The scheme is designed to meet Code for Sustainable Homes Level 3 and BREEAM 'Very Good', with 10% renewables that will provisionally be provided by photovoltaic cells. There are also good waste mangement and transporation strategies making this a soundly sustainable site.

Client: Schrodgers/GHP Group

Service: Project Management; Strategic affordable housing advice; and Cost consultancy

Project Cost: £3.5 million

This area of the site was originally going be used for the Greenwich Transit Route, however the proposed route changed mid-way through the planning process leaving an opportunity to optimise the value for the client through the development of an affordable housing scheme.



The brief:

ikon provided project management and strategic cost advice, including value engineering, during the planning process. Additionally due to our expertise in the area, we were able to provide strategic affordable housing advice in terms of specification and HCA requirements. ikon's role has now expanded to include soft market testing, deal brokering and S106 negotiation of the scheme.

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