



## £2.8M Aikin Court, Hackney

### Client

London Borough of Hackney

### Duration

2016-2018

### Services

EA/QS/CoW/PD/Party Wall

### Contract

JCT D&B 2011 amended

### Funding

London Borough of Hackney

### Sustainability

Photovoltaic Panels (solar PV)

Design and construction of 7No. new build dwellings for rent and private sale, designed to meet or exceed the minimum net internal floor areas. Scope of the works included any necessary removal of hazardous materials; decontamination measures; and general external works including pathways, footpaths, crossovers, sheds, pavings, boundary walls/fencing/railings, landscaping and refuse enclosures etc, together with all necessary underground drainage and service mains and any necessary associated diversion works.

This project consisted of 3 units for private sale and 4 for social rent (including one to be adapted for wheelchair accessibility). Buildings ranged from 2 storey to 4 storey (the previous use of the site comprised a 3 storey block of flats with a hard-standing yard). The construction was traditional up to the third floor with a timber frame above.

Decanting was needed from the existing dwellings with some returning residents once completed.

Party Wall Act matters included:

- Serving Party Wall notices for the redemolition of original structure and agreeing Party Wall Awards with neighbouring properties.
- Serving Party Wall notices for the reconstruction of new development and agreeing Party Wall Awards with neighbouring properties.
- Negotiating settlement of compensation to one of the adjoining properties to repair and decorate rooms where damage occurred during the construction of the new building.

