

## Senior Living (Mixed Use)

### Bentham House (Royal Arsenal)

#### Key facts

**Client**

Viridian Housing

**Value**

£26.6M

**Duration**

2011- 2015

**Services**

Employer's Agent  
Cost Consultant  
Quality Control  
Site Inspector



**C**alfordseaden was appointed to provide EA/ Cost Consultant and Quality Control/Site Inspector services for the delivery of the 165 apartments with extensive communal facilities to provide high quality senior living in an urban environment.

The common areas of the scheme include main reception foyers serving three stair cores leading to a mezzanine which houses the majority of the communal facilities including Health and Beauty Spa, hairdressers, fitness suite, gardening and hobbies room, bar and lounge, restaurant, library/internet and computer suite.

A full fresh cook kitchen has been provided to serve a restaurant, mezzanine bar, conference suite and a 7th floor roof top bar. The conference suite includes a multipurpose room that can be used for film shows and multipurpose entertaining. There are also three guest suites which can be hired out.

All apartments have either a balcony or winter garden; they also have access to roof gardens.

## Contd.

The development was constructed over the Cross Rail Station Box at Woolwich/Royal Arsenal among a number of Grade 1 listed buildings. The roof of the Station Box forms the lowest level of the two tier underground car park which sits under and services Bentham House and five other residential tower blocks, all of which form the OSD or Over Station Development.

We were appointed by the client on an earlier Senior Living Development and so we were able to use feedback and knowledge gained to drive continuous improvement in the quality of the design and specification. Lessons learnt workshops were held to inform parties involved in the design and specification and what the market place expectations were in terms of the product.

We operated a detailed inspection and sign off procedure for the entire development, ensuring that completion was able to take place on a single day, as per the client's requirements. We then managed the post-handover fitting out and coordinated the client training, chairing regular meeting to ensure that the process ran smoothly and any issues were addressed as soon as possible to avoid any potential delays. ■



SUSTAINABILITY:  
BREEAM Very Good  
Common Parts and  
apartments to Code  
Level 4