

Case Study

Location: Ariadne Site, Gunwharf Quays, Portsmouth.

Project Value: £7.69 million.

Project Partners / Client: Berkeley Festival Developments Ltd.

Employers Agent: Altus Andrews.

Architect : The Amos Partnership.

Structural Engineer: Gifford.

Landscape Architect: RPS Clouston

Services Engineer: Hoare Lea.

CDM Co-ordinator: Altus Andrews.

Quantity Surveyor: Altus Andrews.

Project Vision:

The Site is located at the Gunwharf Quays development between Market Square, the Craft Market, Donegal Lodge and the main development access road.

The development included, inter alia, the construction of shell retail units at ground floor level surmounted by a 130 bedroom Holiday Inn Express hotel with associated drainage, services and external works. The hotel bathrooms were pre-fabricated and pre-finished off site.

An extensive munitions sweep of the whole site was carried out prior to construction works commencing – due to an existing car park this involved excavating the whole site down to approx. 1m and sweeping at that level – the exercise took approx. 6 weeks which was in addition to the contract programme.

The hotel is in a superb location, making it ideal for business or leisure breaks. It comprises 130 en-suite bedrooms and two state of the art meeting rooms, all with comfort cooling, natural daylight and wireless LAN throughout the hotel.

Altus Andrews provided Berkeley with Employer's Agent, Quantity Surveying and CDM Co-ordinator services.

