

Head-Quarters, Chester



Company Structure / Team

Operations Manager: Jim Alexander
Project Manager (Design): Jonathan Woodcock
Project Manager (Ops): Richard Bartley
Site Manager: Harry Dawson, Eilir Jones & Gareth Parry
QS's : Paul Mullaney & David Simpson

Awards Presented

Build In Quality Awards from Cheshire Councils:
Supreme Winner - Best Housing/Residential
Best Architect/Agent
Best Commercial Project

Design Team Names

Architect: AFL
Structural: Arup, Wrexham
Curtain Walling: Bennett Architectural
M & E: QED

Client Name

Liberty Properties plc

Extent of Client Design

The Design Team were not Novated to Pochin.
The Client had obtained Planning Permission.

Subcontract Awards

Steelwork: Robinsons
M & E: Rotary North West
Groundwork: Thomas Plant Hire
Piling: Expanded Piling
Pre-cast Stairs: Bespoke Precast Ltd.
In-situ Concrete: McBrine Structures
Curtain Walling: Bennett Architectural

Client Details For Reference

Philip Morris
Liberty Properties plc
Liverpool House
Chester
CH1 1RS
Tel: 01244 351306

Form of Contract

Design and Build

Brief Description Of Work

The scheme is a mixed use development made up of an 85 bed 5 star hotel, 34 luxury apartments and 60,000sqft of high quality office accommodation. There are two basement levels providing car parking and service rooms. At ground floor level there is provision for 2 restaurants.

The unique, circular building is located in the centre of Chester overlooking Chester Racecourse. It is clad in a mixture of glass curtain walling and red sandstone and the roof is a standing seam zinc system.

Value

£35m

Value Added

The initial design was based around a concrete frame. Pochin offered an alternative design changing the frame to Steelwork above the basement transfer slab. In conjunction with this design review the basement access ramps were re-configured simplifying the construction process and generating an additional 10 parking spaces for the Client.

The net result of the design change was a cost saving of c£1m and a 16 week reduction on the programme period.

Duration

112 weeks (May 07 - July 09)

Client Supervising Officer

Mr Jeff Farran
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