

# Jordan+Bateman Architects



## Hounslow Place

We are pleased to have assisted our Client, Meyer Homes, on this second residential-led mixed-use project in Hounslow, London. The project was delivered ahead of schedule and to a high standard, contributing to the requalification of the area at an urban scale and setting a very high bar for the upcoming development in this rediscovered, well connected area of London, that is seeing increasing interest from investors, buyers and tenants.

As Client Monitoring Architect JBA worked alongside the Project Manager, AECOM, monitoring the proposals produced by the main contractor, Bennett Construction, the novated architect, Pollard Thomas Edward, and the other design and management consultants and contractors.



## Design Monitoring

We have successfully worked in close collaboration with the novated architect to truly develop the design. Our collaborative approach ensured that the Employer's Requirements were delivered, as well as assisting with several other design and compliance matters: from layout improvement at nil cost difference to review of drainage matters, from review of fire strategies to advise on wayfinding design, from review of post-contract contractor's variations to advise for interior details.

## Adding Value

We see our role as beyond reviewing and validating the Contractor's design proposal, as in our experience there are always critical aspects inherent of any design which cannot be fully resolved at planning or tender stage: we seek cost-neutral improvements to benefit the Client, end-user and very often the contractor too.

We challenged the layouts of some dwellings, achieving more usable area and a more ergonomic design for bathrooms and kitchens. By simply relocating doors and swings we reduced the risk of damages to finishes. We suggested amendments to some finishes and details, improving durability, minimising maintenance and increasing marketability.



## Masterplanning

The scheme sits on a triangular plot and is based on a series of courtyards and mews, forming part of a future-regeneration masterplan. This would eventually see completion with the redevelopment of the adjacent mirror plot. We believe that the project successfully delivers an effective "place making" exercise.

There is a staggering variety of building types, dwellings' typologies, architectural languages, external and internal finishes. This delivers a customised feeling for the benefit of residents and the wider neighbourhoods alike. This approach has challenged the design and the monitoring teams.