

Lanark Road, Maida Vale, London



Client Dolphin Licing & Allenbuild
Cost £24m
Services Private, Affordable Housing & Community

BM3 was appointed to carry out tender drawings and provide advice on value engineering by Dolphin Living for this mixed use development in Maida Vale, London. Our experience of working on similar complex projects meant that we could quickly identify areas of cost savings that didn't impact the appearance and quality of the building. BM3 worked closely to Arcadis, Employer's Agents for the project, throughout the tender process, with BM3 being novated to the successful tenderer to carry out the post planning construction drawings.

There were certain challenges with planning conditions on this project, which required a re-design of the rear elevation. This was due to objections and concerns from local residents. BM3 has extensive experience of resident engagement, and through a series of engagement events to understand specific concerns, BM3 successfully provided a design solution that met the expectations of both the local residents and the planning department.

Working drawings have been completed and work has now commenced on site.

The building comprises 67 apartments, a youth centre, community and conference facility, sports hall, gymnasium and office space.

