

Case Study

Denham Garden Village



Delivered for The Anchor Trust

Facilities: A 327 retirement home village, GP surgery and leisure complex | October 2009
Value: £52 million



WILLMOTT DIXON
GROUP



Denham Garden Village

Introduction

Denham Garden Village is a 25 acre retirement village developed by Anchor Trust and is one of the largest of its type in the South East. The project included access roads, mains services and covered walkways linking all areas back to the village centre.

Willmott Dixon Housing built the village over a four year period to the high standards set by Anchor Trust.

Key Facts

- Largest retirement village in South East
- Willmott Dixon's Housing and Construction business combined to deliver

Details

The scope of the contract included the demolition of existing life-expired housing stock, requiring two sequential decants of residents into new apartments and bungalows over three phases of work.

- Phase 1: construction of 118 apartment units and a village complex incorporating a leisure centre, swimming pool, hall, restaurant, winter garden and shop. The majority of the units were for rental, and a limited number for sale.
- Phase 2: construction of 102 units, comprising apartments and bungalows, half for rental and half for sale
- Phase 3: construction of 107 units, mainly apartments and dormer bungalows for sale and open space

Successes

A key success came from holding a residents' forum once a month and this allowed residents to share their concerns with us and keep them up-to-date with our decant planning.

There were no reportable accidents on site. Willmott Dixon Construction safety managers inspected the works on a fortnightly basis, supplemented by visits from Willmott Dixon Group Safety inspectors every six weeks.

Sustainable achievements

All timber was taken off site for recycling. On the new build, gypsum offcuts were removed and recycled under the British Gypsum recycling scheme. Mixed materials were recovered in skips for hand sorting for the recovery of plastics and other re-usable items. Other metals and timber off cuts were segregated and sent for recycling in separate skips.

Relationships

Regular meetings were arranged with residents to involve them in the design of the scheme, inform them of any progress and advise them exactly when and where they would be moved. The finished project retains the 'holiday village' atmosphere which was a feature of the old retirement village, with plenty of open space, attractive landscaping and even the ability to leave front doors open during the day in the apartment blocks.

Testimonials

Peter Badger, Philip Pank Partnership

"Once relationships had been established, Willmott Dixon quickly gained the trust and confidence of both the Employer's Agent and Client.

As an example, the most challenging task was to build the village while the existing elderly residents remained on site. Due to excellent site management this meant that this process went largely unnoticed throughout the course of the six year construction period."

Roger Barton, Senior Asset Manager, Anchor

"Our overriding impression of Willmott Dixon is that they are totally customer focused. They would always ensure that we were kept fully up-to-date and happy with the progress throughout the build.

Across all the phases, which were delivered on time and to budget, Willmott Dixon were highly organised and reliable."

Contact

Mark Thornhill, Project Manager | 01462 814422

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