



St Modwen Properties plc

Littlecombe Business Park - 9 industrial units

Project Background

St Modwen Properties plc is a property investment, development and regeneration specialist. J Tomlinson has worked with St Modwen for over five years on a variety of construction projects.

In 2017, the company appointed J Tomlinson to manage and deliver the design and construction of nine structural steel portal frame industrial units on a former factory site near Dursley town centre, in support of a new, mixed-use regeneration scheme in the area.

The project encompassed a brick and profile metal cladding system to external walls and roofing, the installation of roof lights, external windows and doors, overhead sectional access doors and WC facilities. External works comprised creation of a service yard, car parking and access, footpaths, external lighting, drainage, above and below ground attenuation, as well as general site landscaping.

Client:

St Modwen Properties plc

Value:

£1.7m

Duration:

August 2017 - March 2018

Summary of works:

- Design and construction of 9 steel portal frame industrial units, plus associated external works





J Tomlinson's Approach

Considerate Construction – keeping disruption to a minimum

During the mobilisation period, J Tomlinson distributed detailed letters to local businesses, a local school, and nearby residential properties, informing them of the works that would be taking place. Regular updates were communicated by letter and face-to-face at key stages of the project programme, with disruption kept to a minimum through deliveries scheduled outside of peak times, the use of low-level radios, as well as dust/mud minimisation techniques.

Energy efficiency

Following site clearance and preparation, the development's steel frame structure was erected in blocks. Steel frame works and steel stairs were prefabricated off-site with any wood used obtained from Forest Stewardship Council (FSC) approved sources – helping to reduce project costs and protect the environment.

Each unit was constructed with a mono-pitch roof, which will help preserve the lifecycle of the development by protecting against adverse weather conditions.

Furthermore, J Tomlinson received praise from the Considerate Constructors Scheme due to the company's use of energy efficient welfare cabins, as well as its encouragement of vehicle sharing amongst operatives and subcontractors.

On-time and budget completion

Daily programme management and supply chain co-ordination ensured that this project was delivered on time and to the agreed budget.

Project Achievements

- **ON TIME AND BUDGET COMPLETION** – Daily programme management and regular communication with the client ensured the project was delivered on time and budget, with works undertaken in exact alignment to the agreed specification
- **CONSIDERATE CONSTRUCTORS** – J Tomlinson ensured disruption was kept to a minimum throughout the project through communication with local residents and businesses, pre-scheduled material deliveries, as well as mud and dust reduction techniques
- **EXCELLENT PARTNERSHIP** – Having worked with St Modwen on a range of construction projects, J Tomlinson's extensive knowledge of the client and their goals ensured an excellent partnership between the two parties
- **ENVIRONMENTALLY-FRIENDLY CONSTRUCTION** - Steel frame works and steel stairs were prefabricated offsite with any wood used obtained from FSC sources – helping to reduce project costs and protect the environment. Furthermore, each unit was constructed with a mono-pitch roof, which will help preserve the lifecycle of the development by protecting against adverse weather conditions

