

DELIVERING SUSTAINABLE HOMES WHILST MAXIMISING ASSET VALUE



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Dunsfold Park is a privately owned 248 hectare former World War Two operational airfield, currently housing 108 firms and employing more than 700 people. Acquired in 2002, the former aerodrome is aiming to become one of the most sustainable green developments in the UK.

The long term ambition of our client, The Rutland Group, was to create a model for sustainable development including the creation of 2,600 new homes, 2,000 on site jobs, a new Primary School and primary health care centre, community sports and recreation facilities and a museum of the area’s aeronautical heritage.

EC Harris has been appointed to support high a profile planning application by providing strategic cost and programme consultancy advice. In order to develop a community within the context of commercial viability, EC Harris utilised knowledge of affordable housing and private residential housing, specialist infrastructure teams and expertise in regeneration.

The challenges of finding the optimum routes to compliance with the Code for Sustainable Homes, and the desire for The Rutland Group to have a long term retained asset, has also called upon our specialist skills in both sustainability and estate life cycle maintenance costs as part of the formulation of an overall business plan for the development.

Creating solutions

- EC Harris worked in partnership with the client and design team to assess the financial viability and delivery strategy for the development, supporting the outline planning application
- As part of this, a residential mix sensitivity tool was developed to assess the impact of changing the residential product types and development densities to achieve an optimum solution
- The feasibility tool allowed construction costs to be analysed for different scenarios, looking at the absolute total development mix and phasing cost allocations over the development timescale
- EC Harris provided the Phasing and Logistics Plan to support the Planning Application. By using '4 Dimensional' visualisation programme software and providing detailed advice on build rates, logistics, construction operative and vehicle numbers and temporary works requirements. We provided a level of robustness to be able to support the construction impact assessment.

Adding value

EC Harris added value to the client and project through:

- The ability to quickly understand the financial impact of decisions on residential mix and density and drive an optimised solution
- The financial testing of different renewable energy solutions as part of the development's sustainability strategy
- The identification of a phasing solution underpinned with a clear knowledge that construction impact, project infrastructure requirements, residential rates of sales and cash flow requirements are all aligned.

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