

blum
Construction

Company Profile



Versatile by Design, Quality in Construction

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Parkway Construction (MK) Limited have considerable knowledge and experience, both technically and commercially, to deliver most types of construction products in a large number of sectors.

Various sectors are listed but not limited to the following:

Industrial, Residential - Passivhaus, Logistics, Car Parking/Lorry Parks, Offices, Refurbishment, Retail, Mixed Development, Warehousing, Meat Processing Plant/Food Industry



The following types of projects have been procured by Clients in various ways:

Traditional - with the Client employing professional team to represent them.

Design & Build - with the Client employing the contractor to control the design and construction elements of the project.

Construction Management - with the Client employing the contractor to control the entire process from site selection, land negotiation, design concept and the design and management of the project.

Parkway has a proven, reliable team plus resources to provide a variety of services to ensure that we are wholly confident in delivering the Design, the Construction and the Completion of quality projects in an expedient manner.

With the experience of working within a 60 mile radius of our Buckinghamshire office we have a proven pool of resources at our call to match the project that we are being engaged to deliver.

These are listed but not limited to the following:

Architects
Structural Engineers
Civil Engineers
Mechanical and Electrical Engineers
Planning Supervisors
Project Managers
BREEAM Consultants
Approved Sub-Contract and Supplier Database
CDM co-ordinators

Parkway believes that, whilst they are the company employed by the Client, the main strength of Parkway, in being able to deliver the right end product, lies in their ability to select the best team of sub-contractors for the project. This ensures a quality service is provided to the Client. Teamwork by all members will always result in the best product at the best price.

The Company's aims and objectives are to work in conjunction with both Clients and Resource Providers to provide them with a quality service from conception, through construction and thereafter throughout the lifespan of the project.



Clients



Albion Land



Blum UK



Boden Properties



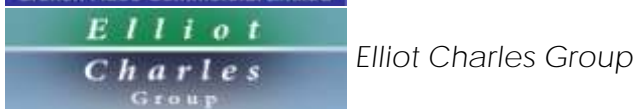
Cleveland Cables



Cranfield University



Crofton Place Commercial



Elliot Charles Group



Fyffes Bananas



Faccenda



Frontier Estates



Grantmaster Development



Hamilton Land Property and Investment Company



HG Timber Ltd



Horton Estate Developments



K Watson Limited



Marlborough Developments Limited



Mars Horsecare UK Limited



SW Wrefords



The Howard Property Group

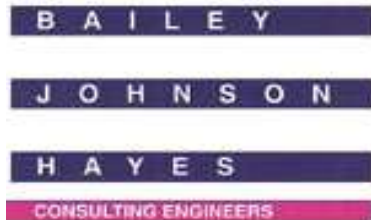


The Parks Trust Milton Keynes



YODEL

Fee Professionals & Consultants



Design & Sustainability

During recent projects the following Renewable and Environmental processes have been utilised within the schemes.

- Sustainability Strategies
- Ground Source Heat Pump
- Photo Voltaic Panels
- B.R.E.E.A.M (B.R.E Environmental Assessment Method)
- Air Source Heat Pumps
- D4 Environmental Policy
- NRIA (Natural Resources Impact Assessment)
- Wind Catchers
- Sun Pipes
- Earthworks Modelling
- Ground Remediation
- Structural Concrete Made From Recycled Aggregate
- FSC Timber (Forest Stewardship Council)
- EPC (Energy Performance Certificates)
- Reed Beds
- Green Travel Plans
- SUDS (Sustainable Urban Drainage Schemes)
- Lime Stabilisation
- Site Waste Management Plans
- Building Management Systems
- Enhancement of Ecology with Native Landscape Designs
- Enhancement of Ecological Habitats (Birds/Bats/Amphibians/Reptiles/Insects)
- Paints with Low VOC Content
- Insulation Products with 0-Rated GWP and ODP
- Seasonal Commissioning
- CCS (Considerate Constructors Scheme)
- Carbon Monitoring
- Waste Water Management
- Best Practice Air & Dust Control
- Flood Risk Assessments

- B.R.E.E.A.M Post Construction Reviews
- Material Recycling
- Ground Stabilisation
- Green Guide 'A' Rated Materials
- Solar Shading
- Industrial minimised Air Leakage to 2.27m³/HR/m² at 50PA
- Passive House Air Leakage to 0.16m³/HR/m² at 50PA
- Acoustic Surveys
- Ecological Assessments
- Low Energy Lighting Schemes
- Water Saving Measures
- Secure by Design

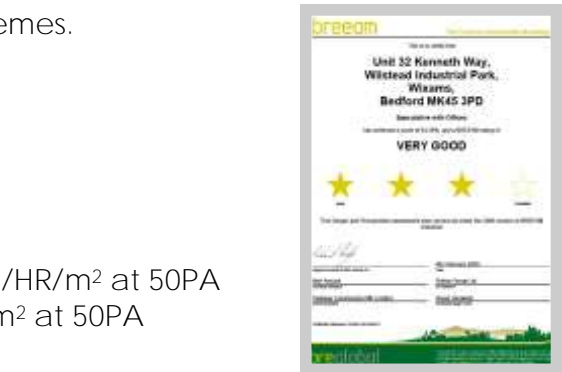
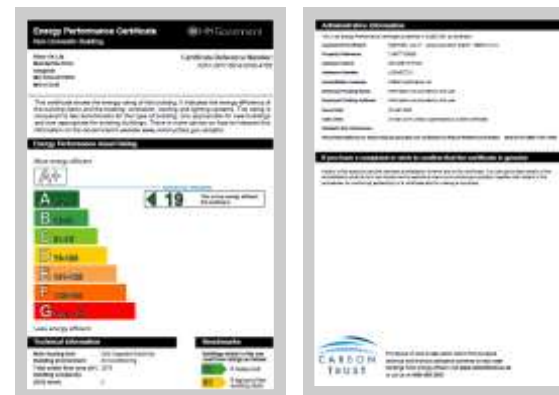




Photo Voltaic Invertors,
Meters & Controls



Ground Remediation



Cribblock Retaining Wall



Photo Voltaic Array



Ground Source Heat Pump
Bore Field



Ground Source Heat
Pump Drilling Rig



Gabion Wall



Material Recycling



SUDS Water Attenuation



SUDS Drainage
Attenuation System



Phase 2 Fill Completer



Lime Stabilisation



Log Pile



Bat Boxes



Brise Soleil



Ground Remediation



Solawall



Windcatchers



SUDS Flow Control Plate



Phase 1 Final



Phase 2 Borrow Exc



Bird Boxes

Residential - Passivhaus
Client The Parks Trust Milton Keynes
Value £420k

Howe Park, Passivhaus, Tattenhoe Current Project

Parkway are pleased to have been appointed to construct the first certified Passivhaus in Milton Keynes, for the Milton Keynes Parks Trust.

Working in connection with Project Managers Jackson Coles and Architects Eco Design, both Milton Keynes based, we have developed the project's design and cost plan to achieve the Client's requirements in both elements.

The project involves the demolition of an existing derelict house and the construction of a new three-storey 5 bedroom house and associated car port with a separate office above.

Whilst this is a step away from our core business, the appeal to construct this project came from utilising alternative design principles and methods to achieve the exacting standards required to achieve the Passivhaus principles and certification, some of these are detailed below.

- Minimal heating - heating demand < 15 kWh/m²
- Super insulated – U values < 0.15 W/m² K
 - Airtight – air test achieved 0.16
 - Efficient heat recovery ventilation
 - PV panels – to become zero carbon
- Low total energy requirements – total energy < 120kWh/m²/year

The timber framed building has been designed to incorporate good solar orientation with triple glazed windows and external electrically operated window blinds.



Trade Counters

Client Frontier Key (Enfield) Ltd
Value £880k

Units 14-18 Lumina Park, Enfield Current Project

The design, build and construction of a 5 new trade counter units on the former GCE site at Enfield in North London. The design comprises of Vibro piled foundations, structural steel frame and composite roof and wall cladding.

Energy will be provided to the units for the onsite Energy Plant via hot water being fed into the units via the CHP and then connected on heat exchanger plates within the units.

This scheme will be registered with the Considerate Constructors Scheme and achieve a BREEAM Very Good rating.



Industrial

Client Albion Land (High Wycombe)

Value £10m

Units 1 & 2, Network M40, Banbury Current Project

Phase 1 - Unit 2

The design and build construction of a new storage and distribution facility for Firstline Limited. This unit is a 135,000ft² warehouse incorporating 13,000ft² two storey fully fitted out offices, together with all associated external works, drainage, hard standings and environmental enhancements.

The project also includes the installation of the following tenants enhancements

- Warehouse Lighting
- Sprinklers
- Frost Protection

This green field site, sits just outside of the local flood plain and the drainage strategy encompasses hydrobrake technology, large diameter pipe runs, large volume water attenuation tanks and a new water retention swale to allow the maximum water retention on site during storm conditions.

During the tender stage of this contract and through extension earthworks remodelling, we identified that there were environmental advantages to raising the finished floor level of the site and remodelling the surrounding bunds, this would both aid water retention on site and minimize the environmental impact this project would have by reducing the volume of arisings being removed from site to landfill.

The construction of this unit comprises of a substantial cut and fill operation, together with traditional pad foundations to support a steel framed structure, with a combination of highly insulated composite cladding, together with built up cladding elevations and curtain walling, PCC ground beams, PCC docks, highly insulated doors, joint less warehouse floor slab with fibre mesh technology, concrete yards and block paved car parking. Sophisticated lighting and heating controls will also be utilised along with, a sophisticated alarm system, intercom and keypad entry systems, master key access and Paladin fencing have all added to the high security requirements for this new facility.

This scheme will be registered with the Considerate Constructors Scheme and achieve a BREEAM good rating.



Phase 2 - Unit 1



The design and build construction of a new storage and production facility for Crompton Technology Group (a division of Goodrich). This unit comprises of 109,000 ft² of production space and 19,000 ft² of three storey offices (shell and core only), together with all associated external works, drainage, hard standings and environmental enhancements.

This green field site, sits just outside of the local flood plain and the drainage strategy encompasses hydrobrake technology, large diameter pipe runs, large volume water attenuation tanks and a new water retention swale to allow the maximum water retention on site during storm conditions.

This scheme will be registered with the Considerate Constructors Scheme and achieve a BREEAM good rating.



Industrial & Lorry Park

Client YODEL

Value £1m

Armstrong Way, Wednesbury

This contract comprises of the “build only” construction of a new lorry park, together with the refurbishment of a series of existing industrial units into operational facilities for YODEL Limited.

This facility will include parking for 200 heavy goods vehicles and trailers, a 98,000 litre refuelling facility, new security gatehouse, a lost property warehouse, lost property offices, transport offices and driver canteen / rest facilities, together with a stand alone security and managerial office building.

Extensive security measures have been installed, including CCTV, alarm systems, microwave technology, fuel monitoring and full time guarding.



Industrial

Client SJS Property Management
Value £2.1m

Project Steel, Wednesbury



This project comprises of the modification and alterations to an existing 135,000ft² building on a "build only" contract with an 18 week duration.

Works include the following:

- A combination of 81 pre-cast and insitu concrete dock leveller units
- Installation of 81 sets of dock levellers, dock shelters and wheel guides
- Complete insulation and over clad of building envelope
- Adaption of 103 door openings
- Installation of 30 new doors 15 into existing clad openings
- Removal of vehicle wash facility, fuel islands and pumps
- Extensive electrical modifications, renewal and replacement, include backup generator works
- Full building heating and ventilation installation
- Increased capacity services installation
- Plant decks, mezzanines, platforms, access stairs etc
- Internal accommodation extension
- External locker room / staff entrance extension
- Security extension
- Yard remedial works and white lining



Industrial & Commercial

Client **Wreford's Transport**

Value **£1.4m**

Wrefords Transport, Northampton

Another design and build project comprising the construction of a 15,000ft² industrial unit with 2 storey offices, warehousing and workshop facilities for HGV servicing and V.O.S.A MOT's.

This project is on a former land fill site and comprehensive reclamation and remediation works were required in readiness for construction works to commence. The construction of this unit was a specialist designed, heavily reinforced raft foundation, which was poured in the open air, in January, to support a steel framed structure, with a combination of highly insulated composite and built up cladding and ribbon windows, all protected by a specialist designed and installed, forced ventilated gas protection system.



The extensive use of recycled materials, materials that comply with Green Guide "A" Rated Materials, FSC timber, materials with 0-rated GWP and ODP, water and waste monitoring, high insulation and low "U" values, low air permeability allowed us to achieve a BREEAM "Good" rating. Also included was rain water harvesting, a fully recycling vehicle wash, under chassis vehicle cleaning, fuel storage and pumps, bypass interceptors, comprehensive CCTV installation to comply with Secure by Design requirements, as well as environmental

improvements including diverse, native landscape planting, bird boxes, bat boxes, log piles and Lacewing habitat. The installation of a solar hot water system on the roof further added to the green credentials for this project.

In conjunction with the rain water harvesting system any surplus water is disposed of through an extensive culvert water retention S.U.D.S soak-away chambers that were specifically design to alleviate the flooding potential associated with Northampton.

The contract was registered and certified with the Considerate Constructors Scheme.

Industrial & Commercial

Client H G Timber

Value £1.9m

HG Timber, Gawcott, Buckingham

The design and build construction of a new production facility for H G Timber Limited consisting of a 28,000ft² warehouse along with an 8,000ft² open fronted covered store, together with all associated external works.

This was a challenging site that had a 4m cut to one boundary. In line with our green credentials, the site waste management plan that was formulated for the contract helped us to justify to the planning department that the arisings from this excavations should remain on site and the existing embankment be redesigned and hydro-seeded for stabilisation. The yard areas were all concrete with yard drainage discharging through separators and combining with the roof water to outfall into a small balancing lake that had a very fragile ecosystem, great care was required in the design stage to ensure this delicate balance was not disturbed.

The construction of these units was traditional pad foundations to support a steel framed structure, with highly insulated composite cladding and curtain walling. Sophisticated lighting and heating controls were also utilized with the whole system being controlled through the Building Management System via the PC on your desk. Extensive CCTV, sophisticated alarm systems, intercom and keypad entry systems, master key access, fully automated sliding gates and Palisade fencing have all added to the high security requirements for this new production facility, for another very happy customer.



Retail
Client Crofton Place Commercial
Value £2.3m

The Boulevard, Weston Favell, Northampton

This design and build project comprised of a terrace of 20 linked retail units totalling 30,000ft².

Ground modelling and remediation works were undertaken to bring the former garage and petrol station site to a suitable condition ready for construction works to commence.

The project achieved a BREEAM "Very Good" rating and was also subject to a BRE "Post Construction Review". The scheme provides 10% renewable energy via Air Driven Heat Recovery Units, includes a rain water harvesting system as well as environmental improvements including diverse, native landscape planting, bird boxes, bat boxes, log piles and Lacewing habitat.

This contract was awarded the Certificate of Compliance from the Considerate Constructors Scheme.



Industrial & Offices

Client Watson Developments

Value £1.9m

Ark H, Wilstead, Bedford

The design and build construction of phase 1, 40,000ft² of industrial unit with associated offices and external works. The elevational treatments to this warehouse were of a very high standard with expressed external columns, progressive multi-coloured cladding bands, large bull nose overhanging soffits, reflective glazing and Brise Soleil. All materials were non-standard colours in metallic finishes.

The project achieved a BREEAM "Very Good" rating and provides 10% renewable energy via roof mounted Solar Panels connected back into the national grid, together with a surface water attenuation system, water conservation measures, best practice noise and dust control, Air Driven Heat Recovery Units, high efficient automated lighting scheme, as well as environmental improvements including diverse, native landscape planting, bird boxes and log piles. Solar overheating was mitigated by the use of extensive Brise Soleil to the office elevations.

This contract was registered with the Considerate Constructors Scheme and achieved a "Beyond Compliance" Award.



Warehouse & Offices

Client Naus Albion (Oxford)

Value £2.4m

Sandy Lane West, Oxford

The design and build construction of a 45,000ft² warehouse and offices sub-divided into 2 units.

Extensive dismantling and demolition works, together with recycling and remediation was undertaken, to bring this former industrial site up to a suitable condition ready for construction works to commence.

The scheme has been developed to comply with the NRIA (Natural Resources Impact Analysis) requirements and provides 20% renewable energy with high levels of insulation, air permeability at less than 4.8m³/(H.M²). Passive ventilation to the office areas was achieved through the installation of wind-catchers, lighting of office areas was enhanced with the use of sun-pipes, warehouse heating and ventilation is provided by the use of "Solarwall" installed to the south elevation, whilst the office heating and hot water is produced using an Air Source Heat Pump installation together with a state of the art Building Management System. In conjunction with a rain water harvesting system any surplus water is disposed of through a series of S.U.D.S soak-away tanks.

The contract was registered and certified with the Considerate Constructors Scheme.



Industrial

Client Crofton Place Commercial
Value £3.8m

Moulton Park, Northampton



This project comprises the design and build construction of 45,000ft² of warehouse and offices sub-divided into 5 units; the initial phase 1 works will be followed by 70,000ft² of office space.

Extensive ground modelling works were undertaken to reduce the levels of this site by some 4m, including the installation of a 5m high Permacrib retaining wall to the entire southern boundary.

The project achieved a BREEAM "Very Good" rating and produced overall 10% renewable energy via Air Driven Heat Recovery Units. Also included was rain water harvesting, foul pumping, bypass interceptor, fully automated sprinkler system, comprehensive CCTV installation to comply with Secure by Design requirements, as well as environmental improvements including diverse, native landscape planting, bird boxes, log piles and Lacewing habitat.

This contract was awarded under the Considerate Constructors Scheme.



Industrial

Client Blum UK
Value £3.8m

Blum UK, Kingston, Milton



A design and build contract comprising of the construction of a 23,000ft² automated racking warehouse which is 20m high to parapet.

This contract was D4 compliant, providing 10% renewable energy by the use of solar panels, connected back into the national grid, combined with energy recovery from the automated picking machinery motors. Recycled aggregate was also used in all elements of this project, including the warehouse floor slab.

With no access to one side of the site, due to the existing building, only 2m wide access to the other boundary, a 20m high steel frame, composite clad construction, with an air permeability of 3.25m³/(H.M²), together with a 3.7m deep, 11,000ft² pit to accommodate the automated racking and stackers installation, this contract was quite some challenge.

The "K" shaped front elevation has a 15mx15m structural glass gable window, whilst internally a fully automated in-rack sprinkler system, frost protection and high efficient automated lighting scheme has been utilised. Large sprinkler tanks have been blended into the elevations along with dock levellers, precast concrete retaining walls, together with all associated external works and drainage.



Industrial/Showroom

Client Boden Properties

Value £3.5m

Compass Point, Market Harborough



The project comprises the design and build construction of a 50,000ft², composite clad, steel framed warehouse, complete with terracotta rain screening, curtain walling, dock levellers and doors, and a lift, all complimented by a very high quality internal fit out. Together with offices and retail space this contract, for Boden Properties, represents a significant project for Parkway Construction.

This building was designed to be the “Flagship” of a new development site and our Client was keen to ensure it represented the “Gateway” into Market Harborough from Northampton. With its high quality materials, build quality and huge projecting canopy it certainly meets the brief.

The project also involved the construction of the estate infrastructure to serve the future plots, together with an 800m adopted access road and roundabouts.



Industrial

Client Newmarket Investment Partnership

Value £2.5m

Taylor Woodrow, Newmarket Business Park

A design and build contract comprising the construction of a 70,000ft² unit for Taylor Woodrow.

This unit was designed primarily as a storage and distribution hub to accommodate the Clients' "packaged" building philosophy along with a large office/administration block. Parkway Construction liaised constantly with the Client and amended the contract programme to accommodate their smooth transition into the new facility whilst ensuring their projects around the region were not disrupted.



Pre-determined and pre-assembled packages are picked, processed and dispatched to site from the facility. These packages contain various elements required in the residential building process, such as kits of materials cut to the correct length for a given property design. This helps to save time, money and waste, by ensuring that materials are not delivered to site until they are actually needed.



Offices & Industrial

Client Howard Property Group

Value £2.2m

Newton Court, Milton Keynes



A design and build project comprising the construction of a 12,000ft² multi-office block together with a 26,000ft² industrial unit.

The project provided plenty of technical challenges that had to be met to make the project commercially viable. To ensure costs were kept to a minimum a 7,000m³ borrow-pit was excavated in the car park to produce suitable excavated fill material to replace desiccated clay from below the building footprint.

To comply with new D4 planning guidelines a ground source heat pump system was installed. This involved drilling 13 bore holes to a depth of 110m, then a series of interconnecting water pipes were installed to provide a heating/cooling circuit that was connected to the WR2 Ground Source Heat Pump unit, this in turn fed the air conditioning systems to the office block.

The project also achieved a BREEAM “Very Good” rating and provided 10% renewable energy via the Ground Source Heat Pump. Together with a surface water attenuation system, water conservation measures, best practice noise and dust control, high insulation and low air leakage, a high efficiency automated lighting scheme, as well as environmental improvements including diverse, native landscape planting, bird boxes and log piles all lead to a very environment friendly construction.



Industrial

Client Cleveland Cable Company

Value £1.9m

Cleveland Cables, Milton Keynes

The project comprises the design and build construction of a 26,000ft² distribution hub for Cleveland Cables. The design of the building and yard had to accommodate the robustness of our Clients' business. The Employers Requirements asked for the external service yard to be flat, to accommodate the type of forklifts needed to handle large diameter, heavy cable drums.

This site had an 8m cross-fall that had to be mitigated which involved the construction of a 4m high Permacrib retaining wall which wrapped around 3 sides of the site. Along with this retaining structure there was a requirement to cut and fill to levels, which entailed moving over 9,000m³ of on-site material to create a level site to construct on.

Security was of paramount importance on this contract and to achieve this the site was fully enclosed by brick walls, a state of the art monitored CCTV system was installed, electric sliding gates, digital entry, Transponders, induction loops and alarm systems were all utilised along with full Secure by Design principles.



The project also achieved a BREEAM "Very Good" rating and included surface water attenuation system, water conservation measures, best practice noise and dust control, a high efficiency automated lighting scheme, as well as environmental improvements including diverse, native landscape planting.



Industrial

Client Marlborough Developments

Value £1.2m

Eco Stonebridge, Milton Keynes



A design and build project comprising the construction of 18,000ft² of warehouse sub-divided into 12 units.

Comprehensive reclamation, remediation and remodelling works were undertaken to bring this former Anglian Water sewage pumping site to a suitable condition ready for construction works to commence.

The extensive use of recycled materials, materials that comply with Green Guide "A" Rated Materials, FSC timber, Secure by Design, materials with 0-rated GWP and ODP, on site carbon monitoring, water and waste monitoring, high insulation and low "U" values, an air permeability of 3.6m³/(H.M²) all helped these units live up to their name "Stonebridge Eco".



Finally a photovoltaic array was installed on the roof above each of the 12 units. This provided the overall 10% renewable energy, generated on site to fully comply with the D4 planning policy.



Trade Retail

Client Bury Industrial Developments

Value £1.9m

Lamdin Road, Bury St Edmunds



The project comprises the design and build construction of 9 prestigious trade retail units totalling 40,000ft².

Prior to the commencement of construction works, demolition and extensive decontamination and ground improvement of the site was undertaken following a fire to the existing factory on the site.

Site-wide vibro-stabilisation was used to improve the ground bearing capacity for the foundations as well as the floor slabs. This site was situated over a very sensitive aquifer that fed drinking water to Bury St Edmunds, meaning that close control and monitoring was required to avoid any possible pollution.

Large ring beam foundations supported polished block walls, with a steel framed structure supporting curved roofs, a combination of composite and profiled wall cladding together with curtain walling with blue tinted glass, feature canopies, coloured paving and quality landscaping all helped to make this scheme one of the most desirable in Bury St Edmunds.



Trade Retail

Client Newmarket Investment Partnership

Value £1m

Plot 7, Studlands Park Avenue, Newmarket Business Park



The 30,000ft² development at Studlands Park Avenue is a series of 5 industrial and warehousing units, forming 2 separate buildings with associated external facilities, aimed directly at blue-chip end users. The site was fully occupied shortly after completion, by companies such as Plumb Centre, Howdens Joinery and Chubb Security, all of whom are delighted with the development and its facilities.

Industrial

Client Mars Horsecare UK Limited
Value £1.24m

Effem Equine, Milton Keynes



The design and build construction of a new production facility for Mars Horsecare UK Limited consisting approximately 22,000ft² and all associated external works.

Another challenging site that had a 4m cross fall, desiccated ground to a depth of 3m in places, low ground bearing pressures and an AWA foul main running from one side to the other.

The solution was to cut and fill using Lime Stabilisation techniques combined with Gabion retaining structures enabling piled foundations to be installed to support a steel framed single sheet clad building. Internally there were machine pits, plant rooms with large power supplies, fully automated sprinklers, fire detection systems and plant decks. There was also a large free standing gantry to bring the services from our Clients existing production plant.

This contract was completed in just 18 weeks.



Industrial

Client Fyffes Bananas

Value £1.45m

Banana Ripening Centre, Fyffes, Coventry

The design and build construction of a 40,000ft² extension to the Fyffes Banana Ripening Facility.

The construction of this extension, to nearly double the capacity of our Client's banana ripening centre, entailed vibro-piling of the site to improve the ground bearing capabilities of the formation along with the installation of a series of dock levellers, a surface water attenuation tank with a restricted flow control plate to regulate discharge to the main storm drain, along with all associated external works.

Close and detailed planning, monitoring and liaison between the professionals and sub-contractors during the design and construction stages allowed this contract to progress at speed and ultimately finish some six weeks ahead of programme.

This whole contract was undertaken without any disruption to our Client or his day-to-day business activities.



Industrial

Client K Watson Limited

Value £1.4m

Eismann, Bedford



The project comprises the design and build construction of a new 25,000ft² office and cold store for Eismann.

Extensive regeneration, remediation and remodelling of the site was required to raise the finished floor level to accommodate the installation of new loading docks. High insulation and low “U” values combined with an air permeability of 2.33m³/(H.M²) meant that this unit sailed through its iSBEM.

Recesses were formed within the finished floor slab to accommodate the installation of a freezer storage facility. The project also entailed the installation of substantial electrical services in order to accommodate the large freezer requirement, together with all external works, drainage and high quality landscaping.

It was crucial to our Client that the contract was completed on time, to allow his tenant to relocate from his two existing buildings into this new distribution facility over the Christmas break, thus avoiding any disruption to business. We achieved this with time to spare.



Offices

Client

Value

Horton Estate Developments

£2.2m

Kings Court, Venture Park Kettering



The design and build construction of a multiple unit office scheme totalling 23,000ft².

The Clients' brief was to produce a product of the highest quality to stand out against other developments in the local area. To achieve this brief careful consideration was required to mitigate the 7m cross-fall over the site, whilst ensuring the highest overall site development density was achieved.

The construction of a mixture of steel framed and traditional masonry structures with trussed and tiled roofs and raised access floors throughout. Internal finishes were of the highest order, including hardwood joinery and doors, stainless steel ironmongery and balustrade, air conditioning, sub-metered electricity supplies, door entry systems, lift, tea stations, along with high quality carpets, wall and floor tiling throughout. Externally the surface water was disposed of via permeable paving to the roads and parking bays and finally through a balancing pond.



Healthcare

Client Newmarket Investment Partnership

Value £1.3m

Plot 3, The Oaks, Newmarket



Plot 3 at the Oaks, Newmarket is a high-quality office complex, which also houses laboratory facilities for cytology screening to enhance the existing Addenbrooke's NHS facilities.

The Client's original internal specification was modified during the course of the project and through our flexible approach it meant that the changes were incorporated during the original contract period. So not only did the Client avoid significant additional outlay the project was also completed well within deadlines.

The development was originally programmed for 34 weeks, but even with the sustainable internal fit out, completion was achieved six weeks ahead of schedule.

Offices & Retail

Client Grantmaster Limited

Value £2.2m

Old Stratford, Milton Keynes



This prestigious and prominently located development comprising the design and build of 22,000ft² of office and 6,000ft² of retail is located at Old Stratford, Milton Keynes. The office block is separated into 8 self contained units capable of further sub-division ensuring complete flexibility for occupiers.

The Clients' original specification and design brief was modified during the construction design phase of the project and our flexible approach meant that the changes were incorporated in order to meet our Clients' budget as well as programme requirements.

This former scrap yard site was in need of extensive reclamation to bring it to a standard ready for construction works to commence. Extreme caution was also required due to the 3 large 800mm diameter water mains running through the site which supplies the whole of central Milton Keynes drinking water.



Retail
Client
Value

Newmarket Investment Partnership
£1.3m

Ridgeons, Newmarket Business Park



The design and build construction of a 22,000ft² development for Newmarket Business Park on plots 5 and 6, providing a retail and warehousing unit for Ridgeons who are the largest privately-owned builders' merchants in the UK.

The development entailed not only the construction of the building itself, but included offices and storage facilities along with a large retail showroom that was fully fitted out to the highest standard. An extensive storage yard, turning and loading area was formed by the combination of retaining walls and earth banking to maximise the area available over the perimeter of the site.

Parkway Construction undertook this contract on a design and build basis which is a move away from tradition for Ridgeons, who prefer the traditional route. This break from tradition allowed Parkway to use its flexible, proactive approach, thus enabling the contract to complete ahead of schedule by 4 weeks; a first for our Client.



Parkway Construction



Versatile by Design, Quality in Construction

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