



# PROJECT PROFILE

## Malawi High Commission Official Residence



### CLIENT:

Malawi High Commission

### SECTOR:

Residential

### DEVELOPMENT VALUE:

Confidential

### OUR SERVICES:

Project Management, Cost Management and Principal Designer services

### LOCATION:

London

## SCOPE PROFILE

Provision of Project Management, Cost Management and Principal Designer Services for both pre and post contract phases of the full refurbishment of the official residence for the Malawi High Commission in London.

An exciting project that will see the neo-Georgian style property, which has been left uninhabited for the last 8 years, renovated to a high, contemporary standard whilst in-keeping with the local area.

During the years it has stood empty, the property has fallen into a state of disrepair. As a result, the project calls for the protection of remaining, and repairs to, damaged original features.

The leasehold property is located in a conservation area. Therefore the relevant conservation trust will be consulted throughout the project, and will be required to approve all works in addition to the approval of the local authority.

The property will accommodate a family of up to four children and will be used to entertain guests on official business, thus also requiring space, and functionality, for outside caterers and events staff.

The Client's priorities are to achieve an excellent finish whilst delivering low life cycle running costs within a clearly defined and ambitious budget.

## OUR ROLE

**Evolution5** is providing Project Management, Cost Management and Principal Designer services. This includes the engagement of several suitably experienced consultants such as architects, M&E engineers, structural engineers and conservationists to provide design options which make the best use of the existing building and features. New features have also been requested to give the property a Malawian identity. Various options using typical Malawian materials and flora as well as bespoke commissions are being considered.





Following a procurement process, ZD Architects has delivered seven options for the refurbishment of the upstairs living areas as well as recommendations for the ground floor; with mood boards to establish the style of the completed project.

With the priority including the need to deliver a high end finish within a constrained budget, the provision of a detailed, robust cost plan has been essential. This allows us to work with the client to establish their priorities, manage expectations and keep the project on track to achieve the best possible outcome.

Additionally, it is critical for the project team to engage positively with both the local authority and the relevant conservation

trust to ensure that all necessary consents and approvals will be achieved to allow the project to progress in line with the programme.

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### **ADDED VALUE**

The project is led by a highly experienced building surveyor and project manager who draws upon that experience to proactively steer the project around potential pitfalls. Issues around the required approvals and consents will be dealt with in a timely fashion and the client is, at all times, kept up to date

of the project progress.

Providing both project management and cost management services contributes to a seamless sharing of information as all cost and project data is held in a common area. This ensures that there are no delays in sharing information.

Whilst the clients' priorities are focused on cost and time, the experience of those working on the project means that other opportunities will be identified and exploited. For example, finding solutions that will offer life cycle cost savings, achieve the required longevity and are also able to contribute positively to the environmental standards the project ultimately achieves.

