

ISLAND GARDENS CAFE

Location

Island Gardens,
London Borough of Tower Hamlets

Client Type

Local Authority [LBTH]

Key Collaborators

LBTH Capital Delivery team, Utilities

Workstage

RIBA 4 - Technical Design

Summary

Tower Hamlets' Capital Deliver team is delivering a new park café in the Island Gardens at the southernmost tip of the Isle of Dogs.

The Challenge

An initial below-ground asset search, carried out by the Infrastructure Co-ordinator, showed that not all required utilities were available in the road alongside the park and supplies available in the existing café, would need to be upgraded.



Google Images

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Our Approach

The design team had developed the building design, planning permission had been granted and the funding for the redevelopment had been approved when the Infrastructure Coordinator joined the project.

The Coordinator recommended early application to utility suppliers to confirm connection cost. As a result, a gas supply was omitted from the café prior to tender as running a new main from the nearest connection point to the café would not have presented good value. Furthermore, the Coordinator could advise the architects on the new need for an external electricity meter box, which could be included in the design rather than added onto the building later.

The Coordinator also ensured that the scope for works in relation to incoming services was clearly defined and coordinated in the tender package avoiding any future cost increases and delays.

Key Outcomes

The Coordinator's input led to a more efficient utility deliveries plan, streamlining the delivery of infrastructure and minimizing downstream project risks, such as claims and delays. The early engagement with utilities stakeholders also built a positive rapport with utilities stakeholders. A sound cost strategy for the project was also subsequently developed, leading to lower costs on the project.



Saved money



Stakeholder
Collaboration



Local
Collaboration



Saved time



Data
Resources



Reduced
Disruption