

## Project Profile

### Peacock Farm | Bracknell, Berkshire

<b>Client</b>	Persimmon Homes & Redrow Homes (Southern) Limited
<b>Client Sector</b>	Residential
<b>Project Value</b>	£51.5m
<b>Services Provided</b>	Quantity Surveying
<b>Project Size</b>	112 hectares
<b>Architect</b>	
<b>Contractors</b>	



**The project comprises the construction of infrastructure and amenity space for the development of a new community at Peacock Farm, Bracknell, Berkshire.**

The site totals 112 hectares which includes 62 hectares of residential development together with a Village Centre and amenity space. The site is zoned into the following areas:

- Total residential neighbourhood including School Site, Neighbourhood Centre and Recreation Areas - 62 ha
- Country Park - 37 ha
- Commercial Area including conversion of listed buildings, B1 & B2 commercial development, Hotel and Park & Ride - 5 ha

Construction of Phase 1 of the development began in the April 2006 with the final phase of infrastructure schedule to commence in spring 2012.

The Masterplan has been developed to place the needs of people before ease of traffic movement and to create a sustainable environment for the future.

**Particular Project Challenges:**

The project included a number of technical challenges that required a pro-active approach from Rider Levett Bucknall. This, together with a close working relationship with the other team members helped to overcome the following challenges:

- The installation of the largest surface water attenuation tanks to be adopted by Thames Water. The surface water attenuation system has also had to be designed with the constraints of a SSSI in mind.
- Complex traffic management constraints associated with offsite road improvements including a new junction on the A329M motorway.
- Under-grounding of high voltage power cables across the site.
- Significant utilities diversions and upgrades including new primary substation and foul water pumping station.