

Project Profile

Newcastle Great Park | Newcastle Upon Tyne

Client	The Newcastle Great Park Consortium
Client Sector	Development Residential Infrastructure Masterplanning
Project Value	£1.5bn
Services Provided	Cost management Planning Supervision Project Management
Project Size	70,000 sq ft
Architect	
Contractors	



Newcastle Great Park is a prestigious development to the North West of Newcastle, being developed by the Newcastle Great Park Consortium. Straddling the A1, the 1,200 acre mixed use development forms an area of urban expansion to Newcastle Upon Tyne.

With 200 acres dedicated to employment use, this green belt development also incorporates 2,500 dwellings and a local town centre, together with extensive landscaping works. Key development criteria include sustainability and environmental issues, energy conservation and the use of renewable energy.

Rider Levett Bucknall was brought on board in 2004 to provide Cost Management, Planning Supervision and Project Management services.

Following their cost review of the second phase of the business park development, Rider Levett Bucknall have assumed overall cost control for the park, coordinating the financial management of the strategic infrastructure, Section 106 commitments, and the delivery of the business park and town centre elements of the scheme.

With a predicted project lifespan of 10 years, the next phase of infrastructure is currently on site. The 70,000 sq ft of business park offices is expected to commence on site early in 2007, and early design work has commenced on the town centre.

Outcomes to date:

- Rationalisation of cost reporting and budget forecasting
- Management of risk exposure on infrastructure contracts
- Improvements of net to gross ratios for business park offices
- Strategic programming of key project phases

Key Services

- Co-location of Rider Levett Bucknall staff with the consortium project team enabling greater communication, team cohesion and collaborative working practices
- Overall project cost control and monthly management reporting
- Early phase cost modelling and value management of office units – increasing net to gross areas and reducing cost