

**YMCA GUILDFORD FOYER  
WHARF ROAD  
GUILDFORD**

Midway House, which opened as a YMCA hostel in 1969, has been extended and completely refurbished to provide modern accommodation for 34 local young people and staff.

The site presented many challenges and it was decided that the best way forward was to be on the basis of a negotiated contract.



Initially the principal challenges were seen to be access to the work area and the storage of materials. These were resolved through negotiations with two neighbours, a busy doctors' practice and the occupiers of a private residence, whose cooperation was invaluable. In addition, the adjacent National Trust's Dapdune Wharf visitor centre hired out much needed facilities for meetings and operatives' parking.

A further challenge arose when excavation works revealed a previously unknown Thames Water Authority foul sewer. Protracted negotiations followed between the structural engineer and water authority for a build over agreement.

During the initial demolition works a survey of the existing first floor to roof was undertaken, revealing a potentially dangerous structure. The team quickly agreed a solution that the whole of this area should be demolished and rebuilt. Work progressed to install the precast concrete planks to the second floor, enabling installation of a prefabricated timber frame structure providing five flats.

The Foyer now offers the opportunity for the young people to live independently and in a safe environment.



CLIENT	Downslink Group	Hove
QUANTITY SURVEYOR / EA	Northgates	Steyning
ARCHITECT	Liam Russell Architects	Brighton
STRUCTURAL ENGINEER	Scott White and Hookins LLP	Sutton
M&E CONSULTANT	Delta Green	Lewes