



Conversion of Dilapidated Coach House into dwelling

Scheme: Conversion of dilapidated Coach House into a spacious open plan residence.

Client: Mrs Jean Knott

Project Title: Coach House to the rear of 8 West Mall, Clifton, Bristol

Value: Approx £100,000 contract value



Client Benefits

- AJH were able to design the project, obtain planning permission, project manage the works and act as party wall surveyor under a single contract, enabling the client to step back from the project knowing that a single consultant was overseeing the entire process.
- Full negotiation with contractor during tender period, to achieve best value for the client.
- Monitoring works on site, dealing with unforeseen defects and implementing remedial works. Experience in dealing with listed buildings.

Description

- Existing dilapidated coach house which was in such a state of disrepair that it required permanent scaffold support
- The client wanted to demolish the building and construct a new dwelling in its place but the listed status of the building precluded demolition.
- The client's brief was to design an attractive conversion of the existing structure to produce a two storey house with an open plan kitchen/dining area at ground floor and a bedroom/sitting room together with bathroom at first floor.
- The restricted nature of the site meant that party wall notices needed to be served on the neighbours on both sides of the premises.

