



Refurbishment of Grade II Listed Almshouses, Bristol

Scheme: Refurbishment of existing retirement accommodation into quality flats

Client: The Queenwood Group

Project Title: Kings Court, Colston St, Bristol

Value: Approx £200,000 contract value



Description

- Existing tired retirement flats with potential to upgrade quality of accommodation for the open market.
- The building needed to be sympathetically refurbished because of its listing. Traditional techniques and materials were specified.
- The client's brief was to maximise the investment return on the building by creating high spec flats and by altering the internal layout to best use the space available.
- Retail accommodation formed part of the site therefore careful programming was needed to ensure that businesses were not disrupted.

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.
- We were able to deal knowledgeably with the building inspector and conservation officer to achieve desired results.

