

32 High Street, Wymington

Conversion to Two Residential Properties



Project Overview

- Conversion of an existing dilapidated industrial warehouse building into two 3-bedroom properties.
- Retention of the existing structure by incorporating underpinning and masonry strengthening.
- Tight site access and development surrounded by existing residential properties.

Service Provided

Shape Consultants Limited was commissioned to support the main contractor and property developer with project management and commercial support, from preconstruction activities through to completion and handover.



Project Highlights

Planning permission did not allow the demolition of the existing structural frame, so we had to undergo an extensive pre-survey and costing exercise to ascertain the structural repairs required and the most cost-effective manner of carrying this out.

The Design detailed demolition of the existing brickwork down to foundation level, due to instability of the existing facade. We instigated the development of a strategy to retain the brickwork envelope and carry out specific underpinning and Helifix repairs which not only saved time in the early critical path but reduced cost.

Planning approval was for a zinc roof, but we advised the client to convert to a traditional tiled roof which was not only in-keeping with the existing surroundings but also realised both cost and procurement time-savings on a very challenging build programme. The necessary Non-Material Amendment planning application was managed to ensure everything was approved by scheme completion.

The original client cost plan had minimal allowances for utility installations and the new service quotations all came in over-budget. A decision was made to switch to electric boilers. This resulted in a small uplift but omitted the requirement for the expensive gas service, creating an overall budget saving.

The project was delivered within budget and on programme due to the close control of the costs and constant monitoring of the schedule. The implemented changes described above also assisted in ensuring these objectives were met.