

Plot 64 Hundred, Tewkesbury



Client: Robert Hitchins Properties Ltd/ Barnwood Construction
Contractor: Barnwood Construction
Project Manager: Rose Project Services
Structural Engineer: Rowntree Partnership
Quantity Surveyor: Rose Project Services
Contract Value: £1.2 million

Project Completed: May 2005

A light industrial/ warehousing scheme with a sympathetic relationship to the adjacent Courtyard schemes listed buildings, using complimentary materials and finishes. This latest phase is made up of three buildings that can be subdivided into smaller units, each with a defined letting boundary and parking allocation.

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Following the successful development of The Courtyard office scheme at Tewkesbury Business Park, DLG were commissioned by Robert Hitchins Properties Ltd to design an industrial warehousing scheme for the adjacent site.

Key elements of the brief included requirements for flexible layouts to provide a variety of unit sizes, maximum parking ratios and efficient site coverage. The proximity of the listed buildings at The Courtyard necessitated a sensitive approach to the layout and scale of these buildings and careful use of materials within the constraints of a tight construction budget. The solution was to divide the space into three buildings that could be further subdivided into smaller units, each with a defined letting boundary and parking allocation. The separation of the buildings on the southern boundary retained the open courtyard feel around the listed buildings from DLG's previous adjacent development.

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"This scheme presented difficult challenges in achieving a solution to meet the brief for industrial units, whilst remaining sympathetic to our office scheme next door. The building types are very different, and had different budget constraints in order to be commercially viable. I think the end solution has been very successful, and has lifted the quality of these units above others in the area, making them more desirable to tenants."

Ian Collins, Architect