

The Courtyard, Tewkesbury



Client: Robert Hitchins Properties Ltd
Contractor: Britannia Construction
Project Manager: Astley Towne Estates
Structural Engineer: Dossor Blackham
Quantity Surveyor: Gleeds
Contract Value: £3.5m

Project Completed: November 2004

The existing 17th century buildings have been reinstated and fully integrated with a series of new buildings. A mixture of one and two storey units, the new buildings are designed in a contemporary manner partly clad in cedar boarding and arranged to form a series of courtyard spaces.

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The layout of the buildings has achieved maximum flexibility, with cores positioned to enable the division of office space into one or four units. Each building is also designed to make use of natural ventilation and daylight.

Robert Hitchins Ltd achieved outline planning permission for the Tewkesbury Business Park at Junction 9 of the M5 in 1993. Their principle concern was to achieve consent for B1, B2 and B8 uses on agricultural land known as Cowfield Farm. In obtaining this consent they were left, due to planning restrictions with a sterilized section of site around the original farm building. To complicate matters further, the original farm was also surrounded by a medieval moat. Not surprisingly whilst the remainder of the Business Park was developed over time, this section of the site remained untouched, and as such the real value of the land and buildings remained unrealised.

DLG Architects worked closely with both Robert Hitchins and their project managers Astley Towne Estates to successfully develop a strategy which unlocked the full development potential of this complicated site by convincing the client and more importantly the Conservation Officers of the benefits of developing such a small rural business park. The new proposals included the restoration and reuse of the listed buildings which now form the centrepiece around which three courtyards of office buildings are arranged catering for B1 units, ranging from 2,000 sq ft up to 10,000 sq ft.

The new buildings are designed in a contemporary manner, partly clad in cedar boarding and arranged to form a series of linked courtyard spaces. The result is a series of intimate spaces providing an exceptional working environment for the occupants. The layout of the buildings has achieved maximum flexibility, with cores positioned to enable division of office space into one or four units. Each building is also designed to make use of natural ventilation, albeit with allowance for future mechanical systems if required.