



"We have always found Build Zone very professional to work with, both the surveying and administration teams. The priority for this development was that Build Zone would provide a warranty for a grade I listed crescent in a way that did not compromise the listed building status or our high-end interior specification."

Phillippa Green | Future Heritage Group

GRADE 1 LISTED PROPERTY REFURBISHMENT

ABOUT THE PROJECT

This project involved the refurbishment and alteration of a Grade 1 listed Georgian crescent building into modern apartments and town houses. The works literally went from lower ground floor to forging a new roof area, all within the constraints requested by the Bath Listed Buildings team. Build-Zone became involved back in 2014 when the project developers from Future Heritage Group appointed us. Members of our underwriting and technical teams had worked with Future Heritage on previous developments in Bath. This enabled us to immediately forge a good team approach to the benefit of the client Grace Trump Ltd. Given the complex nature of the project this was a benefit from the very start.

Our underwriters at AmTrust offered very good terms based on Build-Zone's track record with projects of this nature. We were fortunate in having worked with Emery's the main contractor on several developments. This meant our site audit team already knew the key personnel in Emery's and had a trusted relationship which was imperative on a project which would run for 3-years. Moreover we have kept the same technical and underwriting teams which has enabled us to resolve issues that arose very quickly.

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PROJECT CHALLENGES

From the very beginning the differences in the Georgian front and rear elevations were going to be challenging to achieving the required technical standards.

A schedule of works which by definition of working on a Grade 1 listed building was subject to change, developed over time and assisted in underwriting the project.

Acknowledging the contractor and developer were constrained by the need to preserve the character of the building whilst having to meet the latest building regulations.

OUR PRODUCTS OR SERVICES

Warranty	✓
Risk management	
Inspections	✓

For further information please call us now on **0345 230 9873**, email sales@build-zone.com or visit www.build-zone.com