

4th November 2016

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Dear Mr ██████████

Subject: Tender for Consultant Services – Cedar House, Bristol

Thank you for the recent invitation to tender for the provision of Consultant Services at Cedar House, Blackberry Hill Hospital, Bristol.

Having reviewed the brief in detail, we understand that a key driver of this commission will be to ensure that the application relating to Cedar House is expedited, in order to keep pace with the planning application process underway for the wider site. Furthermore, over and above experience of delivering similar commissions, it is important that any proposal demonstrates an effective working relationship between the Cedar House team and wider Development Partner team. Through our HCA framework team and relationships with key associated professionals, WSP|Parsons Brinckerhoff are pleased to structure our team and approach around these drivers, in addition to fulfilling all technical requirements detailed within the brief.

The remainder of our letter proposal sets out:

- Statement on why our team is best placed to deliver the commission
- Project leadership; team structure and communication
- Method for undertaking the commission against the four key stages
- Anticipated programme and key outputs linked to the above
- Resource Plan
- Appendix A – Supporting Team Pen Portraits
- Appendix B – Detail on Supporting Technical Studies
- Appendix C – Project Experience

A statement detailing why our organisation is best placed to deliver this project:

We appreciate that the driving objective of this commission is that the planning application process for Cedar House needs to be as consistent as possible with the current process for the wider development. We understand the wider advantages of the adopted approach – both in satisfying requirements at the site itself, in addition to an exciting opportunity to deliver affordable homes in this part of Bristol.

To that end, we have assembled the team that is responsible for delivering the planning application and design support on the wider site, in order to harness obvious gains in programme and cost efficiency – both critical elements. We need no time to get up to speed and have a detailed understanding of the over-arching objectives, constraints and opportunities afforded by the wider plan. Our planning application will be entirely consistent with the wider development as it will be drafted by the same team members.

In bringing together Bilfinger GVA; Stride Treglown; EDP and WSP|Parsons Brinckerhoff, we represent wide-ranging experience of similar projects for HCA, Gallford Try, Linden Homes and other parties. We recognise that experience is embedded within key staff, rather than organisations, as reflected in the Pen Portraits for key project staff – in Appendix A. We also include a snapshot of relevant experience at Appendix C

Project Leadership:

WSP|Parsons Brinckerhoff's approach to delivery starts with identifying the most appropriate project leaders based on the specific requirements of the individual project at hand. Whilst we will act as lead consultant for clarity of the contractual relationship, we have asked Bilfinger GVA to act as the Project Manager and Planning Consultant, co-ordinating the technical teams and acting as the main point of contact with the HCA and Bristol City Council. This decision is based on Bilfinger GVA's depth of specific project knowledge and the inherent advantages in reducing the number of required interfaces between the teams. We aim to present one team working across both applications, an objective reflected through our choice of remaining sub-consultants:

Team Structure and Communication:

We are pleased to assemble the following team working with Bilfinger GVA as Project Manager and Planning Consultant:

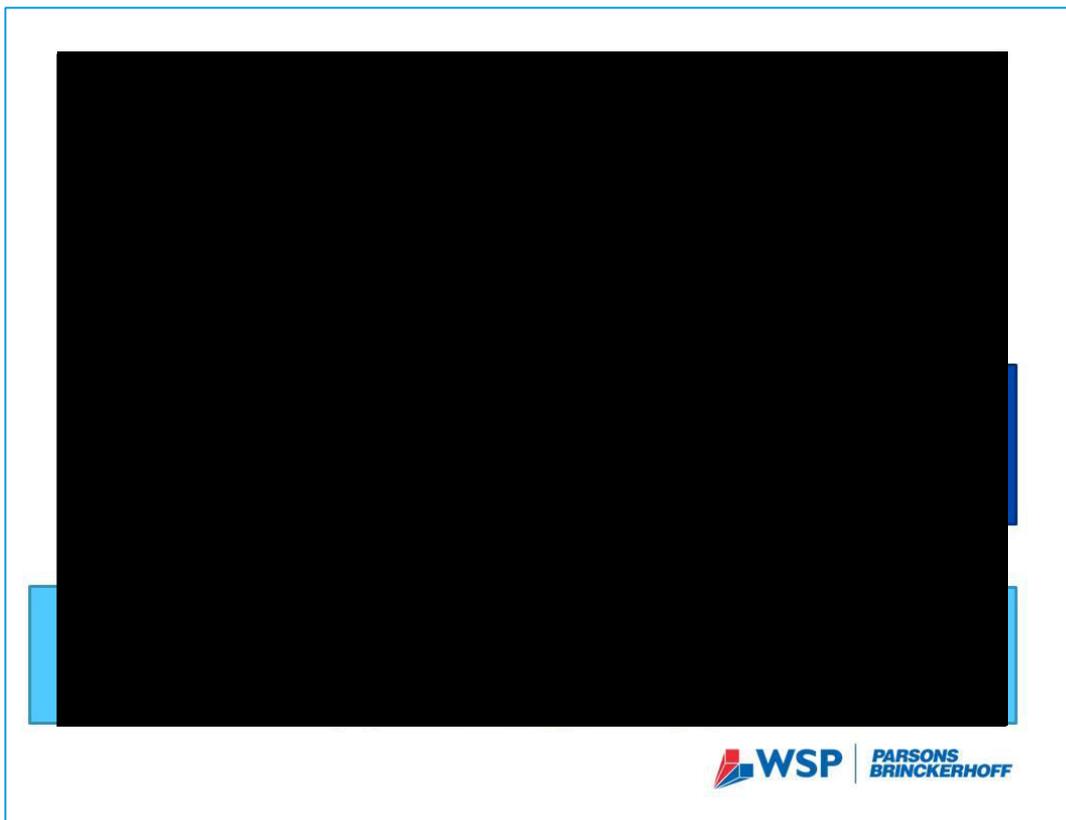
Stride Treglown: Architect

WSP|Parsons Brinckerhoff: Technical services including:

- Transport Consultant
- Flood Risk and Drainage Engineer
- Building Structures and Services
- Sustainability Consultant

EDP: Heritage Consultant; Landscape, Ecology and Arboricultural

The team will be organised as follows, in order to most closely reflect the specific project requirements:



[REDACTED]

Methodology for undertaking the commission (including approach to project management);

The delivery of a timely planning permission on Cedar House is critical to the HCA’s overall planning and delivery strategy at Blackberry Hill working with Galliford Try Plc. The securing of planning consent for 25 starter homes on Cedar House will contribute to the overall affordable housing offer across the whole site which is currently the subject of a full planning application with Bristol City Council.

This specific application and supporting information will support the wider live application and ensure a holistic, sustainable and balanced community is created as part of the regeneration of the area.

The successful delivery of a planning approval on Cedar House will be dependent upon building on the current knowledge base within the currently appointed Galliford Try Plc Technical Team, forged relationships with Bristol City Council planning, transport, conservation and urban design officers and the local ward councillors.

Our proposed team ensures that this continuity is maintained and allows the Cedar House application to seamlessly fit into the HCA’s overarching and advanced strategy.

Stage 1 & 2: Review; Information Exchange and Supporting Studies

Our proposed team is already fully up to speed with the development context and current proposals at Blackberry Hill hospital site. Crucially, this will enable an accelerated programme to be secured during this stage.

Step 1: Inception Meeting

An initial meeting would be held with the client team following appointment to review the methodology, key dates and reporting/sign off process. It is proposed, due to the established working relationship Galliford Try PLC on the wider development proposal, that a representative of Galliford Try is included at the inception meeting

Step 2: Documentation Review

Following the inception meeting, we will undertake a comprehensive review of the information seeking to ensure our work builds on the existing information and established knowledge base secured by the team working across both sites.

This stage will also include a meeting with Bristol City Council to ensure the strategy for delivering the starter units on Cedar House can be mapped against the determination programme for the wider Blackberry Hill proposals.

Step 3: Design Development and Proposed Studies: In parallel, the Architect, landscape and technical teams will commence preparatory work ahead of Stage 3 to mitigate the known programming constraints. Based on our detailed knowledge of the wider site, we have compiled a short analysis of outstanding pre-planning tasks and studies, to be commenced in Phase 2 and completed in Phase 3. These are described in detail in **Appendix 2: Supporting Studies**

Step 4: Client Review & Report

The analysis of stage 1 & 2 would be brought together in an interim report which identifies through the baseline work completed, any gaps in the technical information required for a full planning application submission and any key issues to enable a risk register to be created and comprehensive contrasts and opportunities plan and a scheme layout to be prepared.

A client team review meeting would be undertaken to sign off the key findings of Stage 1 & 2.

Stage 3: Preparation and submission of applications

The key outputs of stages 1&2 and scheme layout will inform the planning application and programme to submission.

To ensure the momentum behind the current full planning application submitted to the Council in September 2016, it is essential immediate pre-application negotiations with Bristol City Council are undertaken in parallel to stages 1 & 2.

Step 1 - Pre Application Negotiations

Based on our team's established working relationship with BCC, including the council's design team it is anticipated that accelerated pre-application negotiations can take place over a 4 week period.

In parallel GVA will make contact with the Neighbourhood Partnership and established Blackberry Hill Stakeholders Board to advise them of the application, relationships with Blackberry Hill live application and process through to determination.

GVA would also secure agreement with BCC that the application is deemed a 'minor application' allowing an 8 week determination period.

During this pre-application negotiation stage the technical team will undertake the necessary evidence base work to fill any gaps identified in stages 1 & 2 and develop the design details and supporting technical information to support the application.

Step 2 - Planning Application Submission and Supporting Studies

Following sign off by the client team, the project team will finalise the planning application package, including all necessary supporting material.

In terms of the supporting information that accompanies the application, this will be scoped out in full with the Council during the pre-application negotiations. However, we have reviewed the Council's validation checklists for full and outline applications and at this stage, without the benefit of direct dialogue with the local planning authority, we would anticipate that the following documents may be sought in order to register the application:

- Completed & signed application forms, application fee, notices, Article 7 certificate, red-line site plan.
- Full set of plans, existing, proposed, floor plans, elevations, roof plans etc; - see further note in detail below
- Landscape Plan;
- Planning Statement;
- Design and Access Statement;
- Affordable Housing Statement;
- Archeological and Heritage Assessment
- Tree Survey and Reporting
- Ecology report (- working assumption is an addendum to the main application report);
- Statement of Community Involvement (it is anticipated the main application report can be relied upon);
- Energy & Sustainability Statement(to be included in the DAS;
- Flood Risk Note (it is anticipated the main application report can be relied upon);
- Foul Sewerage and Utilities Assessment;
- Air Quality and Noise Reports – desk top studies assumed
- Building Structural Survey;
- Site Waste Management Plan (included in DAS;
- Transport Note (this will complement the submitted Transport Assessment;
- Travel Plan (it is anticipated the main application report can be relied upon);
- Planning Obligations & Section 106 Package;
- Existing site layout plan and survey drawings;
- Head of Terms S106.

Note on design outputs accompanying the planning application:

Our design documents in support of the planning application submission would build on the information presented for the GTP planning application and illustrate a co-ordinated design approach which integrates Cedar House as an important element of the overall site masterplan.

Planning Application Drawings & Documents

Our submission would be based on the set of documents produced for the Blackberry Hill Hospital (BHH) planning application. This consisted of the following drawings & reports:

- Site Location Plan
- Existing / Proposed Cedar House site plan showing Rose Cottage & ancillary buildings
- Updated Masterplan to include Cedar House within the wider BHH proposals
- Existing / Demolition Plans & Elevations
- Proposed Plans & Elevations
- Updated aerial view to include Cedar House within the wider BHH proposals
- 3D views showing Cedar House in context
- Accommodation schedule
- Design & Access statement to build on key principles described within BHH document including updated diagrams where relevant

GVA, as nominated project lead, will take on the overall project management co-ordination of the consultancy team engaged in the preparation of the application. This will include the assembly and submission of the planning application and associated documentation package. This will include proof reading the technical reports, and securing any necessary amendments prior to submission, and ensuring consistency of information through the application package.

The output will be the successful submission and registration of the planning application.

Step 3 Post Submission Negotiations

GVA will act as the central point for all LPA discussions and address any issues that are raised (either by us or through additional input from the consultancy team).

We will work with BCC to agree on the scope and scale of planning conditions and heads of terms for any Section 106 agreement, to allow for an expedient permission which can be implemented in a satisfactory manner by the client.

GVA will attend a members’ briefing and planning committee, as the application is likely to be determined through this mechanism.

The output at this stage will be to secure a resolution to grant planning permission.

Note: Stages 1, 2 & 3 are proposed to run in parallel allowing an accelerated planning submission programme to be secured.

Stage 4: Post Determination Negotiations

Our role post committee is often as critical as the run up to committee. It is essential that post-committee that the momentum is maintained.

We will work with the lawyers to conclude the final negotiations and drafting of the S106 Agreement through to engrossment. We will then work with the appointed project management team to deal with the discharge of pre-commencement conditions, any minor/non-material changes identified and respond to matters raised by implementation team/project manager.

Note: Stages 3 & 4 are proposed to run in parallel allowing an accelerated planning submission programme to be secured.

Anticipated programme for delivering the commission, including key milestones and the specific outputs detailed within this brief;

We understand that the brief will be to prepare and co-ordinate the submission of a full planning and listed building consent application for the change of use and redevelopment on Cedar House to provide 25 apartments with the intention of bringing these to the market as Starter Homes.

Programme:

All based on 15.11.16 prompt start date.

Key Stage	Key Tasks	Milestone/Output	Start/end Dates
1 and 2	Information Exchange; Review and Scoping	Client Review/Baseline Reporting	15.11.16 - 29.11.16
3A	Pre-application negotiations and submission of application, including all supporting studies	Application Submission	15.11.16 - 16.12.16
3B	Determination Period	Planning Decision	21.12.16- 21.02.17
4	S.106 negotiations	S.106 agreement	01.02.17 – 01.03.17

Resource Plan

Key Stage	Task	Resource	Day Rate	Time dy	Total ££
1 and 2	Project Inception, Information Review, Exchange and Scoping	Planning Director			
		Principal Planner			
		Architect Director			
		Architect Associate			
		Land Associate			
		Archaeology Associate			
		Tech Director			
Stage total					
3	Preparation and submission of the Planning Application as per method statement	Planning Director			
		Principal Planner			
3	Architectural Design support as per method statement	Architect Director			
		Architect Associate	0		
3	Archaeology and Heritage Assessment	Archaeology Associate			
3	Ecology Assessment	Ecology Associate			
3	Arboricultural Survey	Associate			
3	Landscape Technical Note	Land Associate			
3	Transport Statement	Tech Director			
		Principal Engineer			
3	Surface Water Management	Tech Director			
		Principal Engineer			6
3	Utilities Assessment	Tech Director			
		Principal Engineer			
3	Building Structures	Tech Director			
		Principal Engineer			
3	M+E; Energy and Sustainability Assessment	Tech Director			
		Principal Engineer			
3	Post Application input	Planning Director			
		Planning Associate			
		Arch Director			
		Tech Director			
Stage total					
4	Provisional Sum for S.106 negotiations over 4 week period - actual costs to be agreed using above day rates	Planning Director			
		Planning Associate			
Stage total					
Fees - including provisional stages					
Expenses @ [redacted] to include printing costs. This scope assumes no 3rd party costs.					
Fees inclusive of expenses					

Notes:

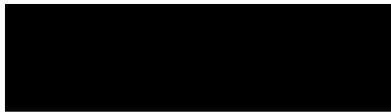
For the purposes of any additional work or provisional sums, the day rates shown in the above resource plan can be applied.

We confirm that, should any aspect of work not be required following scoping, the fees can be reduced by the corresponding value. Accordingly, any additional studies over and above those allowed for in the method statement, Appendix B and Resource plan are subject to additional fees. In all instances, all changes to scope and fees are subject to advance client approval.

Finally, our scope and resource plan assumes the availability of survey and study material for the wider re-development site and no allowance has been made for 3rd party data or survey costs.

On behalf of our multi-disciplinary team, I trust that you find the above fee proposal of interest. I would be happy to provide any clarifications or additional information, once you have had the opportunity to review.

Yours sincerely

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Technical Director

Appendix A

PEN PORTRAITS

[REDACTED]

Appendix B

SUPPORTING TECHNICAL STUDIES

To be read in conjunction with WSP | Parsons Brinckerhoff Letter Proposal to Greg Morgan of 04.11.16:

Archaeology and Heritage

Context for our approach

The main building within the site dates to the 1860s expansion of the Bristol Union Workhouse, which was converted from an earlier 18th century prisoner of war camp. Through the assessments undertaken as part of the Blackberry Hill Hospital application, it was determined that Cedar House was 'listed by curtilage'; i.e. through its associations with the Grade II listed Blackberry Hill Hospital central building. As such, it is considered to have the same level of protection.

The site is also within a conservation area, and there will be an assumption against the demolition of any structures. We will therefore need to make it clear as to why this assumption does not apply to the ancillary buildings currently proposed for demolition; e.g. their state of repair, their relatively recent construction, the feasibility of their reuse and conversion, etc.

In terms of archaeology, other than a broad potential to encounter remains associated with the former prisoner of war camp or earlier elements of the workhouse, the work to support the application for the broader site established that the complex has a low potential to contain archaeology from any period. If any remains are present, they will most likely have been heavily impacted upon by the multiple stages of construction, site clearance and demolition, and it is unlikely they will require retention.

Strategy

We have already undertaken extensive data gathering for the Blackberry Hill Hospital application, and as such will utilise the data we already have to avoid unnecessary expenditure. The only additional information required will be:

1. A site visit to inspect the exteriors, and interiors of the buildings within the site; and
2. To undertake a 'fresh' Bristol City Historic Environment Record search. As this database is constantly being updated, this new data request would ensure our heritage reports are robust and beyond reproach in this sense.

The documentation would comprise:

- An archaeological, and heritage assessment. This would analyse the data to determine the potential for the site to contain hitherto unrecorded archaeological remains. It would also form an opinion on the likely impact on the 'setting'; i.e. experience; of Cedar House, and surrounding designated heritage assets, as a result of the implementation of the proposed development. This would largely be a rewording of the document we produced for the wider application, placing more emphasis on Cedar House;
- A building appraisal. As Cedar House was not assessed in terms of its adaptation and use in the wider application, it would require a bespoke appraisal. This would provide a description of the buildings within the site and their relative heritage significance. It would also provide the information to inform the demolition/retention of buildings and the conversion of the latter; and
- A building impact assessment. This would assess the magnitude of the impact upon the structures within the site, particularly with regard to their heritage significance. This may be expressed as harms or benefits. I imagine there will be a lot of benefit from a sympathetic alteration to ensure the continued sustainable use of Cedar House.

This suite of reports, which would be presented as a single document for the purpose of the application, should be sufficient for the LPA to (positively) determine the planning application, in terms of archaeology and heritage issues. As we have done for the wider application (obviously assuming that no significant new information comes to light) we would most likely recommend that no archaeological fieldwork should be undertaken prior to determination.

We have also allowed for liaising with in-house specialists, and Historic England and LPA conservation officer. The scope assumes desk-based liaison; i.e. telephone and email.

Architecture

We will assess the existing building to gain a thorough understanding of its history, character, condition and appearance. This includes testing the current feasibility study against these factors. Our extensive knowledge of the site and surrounding buildings would enable us to offer early feedback and advice regarding the constraints and opportunities associated with converting Cedar House to apartments. If we believe there are gains to be made by updating the feasibility layout, or technical reasons why it requires amending we will propose viable alternatives and seek to add value where possible. A primary factor in assessing the apartment layouts would be to assess the existing fenestration pattern to allow us to design high-quality apartments with well-functioning and efficient internal layouts that are more affordable and which benefit from good day-lighting levels in line with the aspirations of the HCA Starter Home Design guide. We will also carry out a technical assessment of Building Regulation compliance to ensure the proposals work at the early stages of design.

During the development of the conversion our Architects, heritage consultant and structural engineers liaise closely to develop a sensitive, cost effective scheme which provides attractive places to live. We would seek to retain original fabric where possible to minimise development costs and to retain the integrity and character of the building. However, from our experience of other refurbishment proposals we understand that it is essential to carefully assess the value of non-original extensions and the opportunities which may be offered through selective demolition.

Landscape Strategy

We will develop an initial landscape strategy, based on the previously developed masterplan, providing more detail on the proposed content and function of the public open space; potential plant species; locations including trees; hard landscape features and surface/boundary treatments. The strategy will be used as the basis for negotiation, and consultation during the pre-application process.

It is essential for Cedar House and the surrounding hard and soft landscaping to be successfully integrated into the wider Blackberry Hill Hospital masterplan. Our background on the project enables us to identify key opportunities which would facilitate this goal. As the GTP masterplan is currently under review through consultation and negotiation with Bristol City Council, we are ideally placed to offer integrated design solutions providing mutual gains to the HCA and GTP proposals for agreement.

Landscape Planning

Our team members have already undertaken a full landscape and visual appraisal (LVA) for the wider site, and are aware of the issues in this respect

We propose a concise document addressing the finer grain of detail, relevant to the application. Rather than a full LVA we will provide a short technical briefing note which references the wider scheme effects, but relates them specifically to the changes being proposed for this application.

We will undertake a site visit, to re-familiarise ourselves with this part of the site and to capture an updated photographic record. The final document will be provided as an electronic document, cross-referred to the wider application documentation, and illustrated as considered necessary.

Ecology

The wider site has been the subject to a detailed Ecological Appraisal comprising a suite of desk, and field based investigations. We therefore have an excellent understanding of ecology interests in the local context, and useful information to inform an application relating to Cedar House. Where possible we would not look to repeat this work (i.e. we would use the same desk study information), however, there will still be a need for some additional survey work to investigate the buildings' bat roosting potential.

Our recommended scope of work, in light of the information we already have available and known programme constraints, is:

- Internal and External Bat Roost Building Inspection – a bat licenced surveyor would undertake an external, and internal assessment of the buildings bat roosting potential. This can take place at any time of year and would include mapping and assessing the quality of the surrounding habitats, and their potential to support protected species. Assumes that one person would be required, and fees will need to be revisited if a second person is necessary due to health & safety concerns. This survey will attempt to satisfy planning requirements but please note that this inspection may conclude in a recommendation for further detailed surveys, depending on habitat. An asbestos report for the building will be required prior to the internal inspections:
- Bat Emergence and Re-entry Roost Surveys – give programme constraints, we have excluded this detailed survey from our scope of works. However, we flag this issue as a programme risk, based on the seasonal constraints for such surveys. Our approach will be to negotiate these requirements with the LPA on behalf of the client team
- Consultation/Team Inputs – depending on the outcome, and timing of the survey work there may be a need for consultation with the LPA ecologist regarding the scope of survey work. There is also likely to be a need for correspondence with the design team, regarding the pertinent ecology issues. The fees provided assume that such inputs would be done remotely via email/telephone correspondence; and
- Ecological Appraisal Report – the findings of the above would be set out in a full (non-EIA) report identifying the site's ecological constraints and opportunities, and setting out our recommendations for impact mitigation and enhancements according to the potential impacts of the proposals. It is assumed that some of this information, particularly the desk study findings, can be taken from our existing ecological appraisal for the wider site which will help to keep down fees.

Arboriculture

Context for our approach

The local planning validation checklist requires the provision of a tree survey and associated reporting in accordance with BS5837:2012 Trees in relation to Design, Demolition, and Construction, for any site containing trees or with trees at its boundaries which may be affected by development.

The wider site has been the subject of a full tree survey undertaken in accordance with BS5837:2012. Thus, we have an excellent understanding of the arboricultural resource associated with the site and possess survey data for a number of trees, including those located to the south of Cedar House. Where possible we would not need to repeat survey work. However, there will still be a need for some additional survey work to pick up the trees to the north of Cedar House.

Therefore, considering the potential constraints these items pose by virtue of their presence, and to satisfy the appropriate planning policy, we recommend that a tree survey is undertaken in accordance with BS5837:2012 to fill in the gaps in our knowledge. This detailed baseline assessment, based on topographic survey data, will identify any arboricultural constraints on or adjacent to the site that should be considered in the context of the development aspirations for the site.

Scope of work

On that basis, EDP's proposed arboricultural inputs can be summarised as follows:

- (i) A BS5837:2012 Compliant Tree Survey: Based on the topographic survey with all trees, groups of trees and hedgerows assessed for their quality and value and graded in accordance with section 4.5 and Table 1 of BS5837:2012 (cascade chart for quality assessment);
- (ii) Compliant Technical Note — Upon completion of the tree survey the findings will be presented in a technical note that would include:
 - Tree Survey Schedule summarising the survey process; and

-
- Tree Constraints Plans to depict the constraints posed by each surveyed item by virtue of their designated root protection area and branch spread, to be used as design tools to inform the masterplanning process.
 - (iii) Arboricultural Impact Assessment: Upon fixing of the masterplan a desk based assessment will be undertaken to assess the impacts of the proposals on the standing tree stock and where practicable propose appropriate mitigation measures. This would include:
 - Tree Protection Plan demonstrating losses/retention likely to arise from implementation of the design proposals; and
 - Summary of tree losses inherent to the scheme and recommendations for future management of existing and proposed tree stock.

Other Technical Support:

Context for our approach:

The planning application will require a series of supporting technical studies, designed to demonstrate how the development team understands and can mitigate any consequences. We always look to scope the extent of required studies around the specific context of the project and agree that extent with relevant statutory bodies.

We will undertake brief reviews of the available technical supporting information, to inform scoping notes for each of the required technical supporting reports. These include:

Transport: Access, movement and parking
Surface Water: review of submissions in support of the wider development
Geo-environmental: review of site wide desk studies and intrusive investigations
Utilities Assessment – including capacity and connections
AQ/Noise issues – scoping note
Buildings: Structures; M+E; Energy and Sustainability - including

Appendix C

PROJECT SHEETS

Blackberry Hill Hospital Site Redevelopment:

For: Galliford Try Partnership/HCA

Our key project team members continue to support the planning application process at the wider Blackberry Hill Hospital Site. We are responsible for the planning, design, landscape, Archaeology and Heritage aspects of this key redevelopment project.

We forged positive working relationships with client, stakeholders and the local planning authority



St Matthias Campus, Fishponds

For: University West of England

Our team provided comprehensive planning consultancy services to the University of the West of England as they sought to dispose of this satellite campus as part of their an estate rationalisation strategy. As well as working to promote the site strategically within Bristol City Council's development framework, we provided advice and advocacy in order to address and manage the significant heritage constraints at the site, including listed buildings and an adjacent registered historic park.



Bilfinger GVA led extensive and challenging negotiations with national stakeholders, such as Historic England and Sport England, in order to progress a joint scheme with Barratt Homes and the Steiner School as development partners. Our robust approach enabled the optimum capacity of the site to be developed in full,

despite challenges from sports and heritage planning constraints. Our robust approach to negotiation facilitated the successful achievement of the objectives of each of our development partners, along with the delivery of a scheme of policy-compliant affordable housing.

Reading Affordable Housing

For Reading Borough Council:

Our team provides development management services to Reading Borough Council for a series of redevelopment projects aimed at increasing their stock of affordable housing.

We provide planning, design, technical and procurement management services – taking the sites from due diligence through to construction, via full planning process.



Mulberry Park

For Curo Group

Our team provides archaeology and heritage services for this redevelopment projects at a former MoD site in Bath.

The outline planning proposals were unanimously supported at B&NES – providing 700 new homes.



Bristol City Centre: Electricity House and the Huller and Chees Warehouse:

Our team members have recently designed the conversion of two fantastic buildings to apartments in Bristol City Centre. Electricity House is the Grade II listed Sir Giles Gilbert Scott Electricity Headquarters building and The Huller and Cheese Warehouse is a Grade II listed building fronting Bristol's Floating harbour.

Both have been hugely successful, converting and adding to challenging existing buildings to provide distinctive, well designed and highly marketable apartments that are great places to live. Both schemes maximise space efficiency providing a diverse mix of unit sizes and types.

