



WATERSIDE COURT - Urmston, Manchester

PROJECT OVERVIEW

CLIENT

Trafford Housing Trust

LOCATION

Urmston, Manchester

MARKET SECTOR

Housing

ANDERTON GABLES ROLES

Architectural - Feasibility
Project Management
CDM Co-ordinator



PROJECT BRIEF

The existing building at Waterside Court was impractically divided up into numerous 1 bed apartments, unsuitable for the accommodation required by Trafford Housing Trust, and was extremely poor in terms of thermal efficiency.

Anderton Gables were to evaluate the potential of the property and prepare feasibility studies based upon alternative internal configuration, and also to upgrade thermally to secure relevant funding.

PROJECT SUMMARY

The agreed proposal reconfigured the internal layout of the existing building to provide a total of 23 units over the 4 floors. These units would house between 1 and 4 bedrooms (depending on position within the building).

The development included the installation of external insulated render over the whole property, and a flat-to-pitched roof conversion including ceiling level insulation and renewal of all windows, all to accredited HQI (Housing Quality Indicator) standards.

Anderton Gables Project Managers have prepared the tender package and administrated the Tender process ensuring the best price for the works is achieved and within the Clients given budget. Once the principal contractor is agreed,

Anderton Gables have continually monitored the development on a weekly basis throughout the construction phase. The project is set to be completed some time in late 2014.

Once completed, the reinstated Waterside Court will once again be an asset in the portfolio of Trafford Housing Trust, and have a far greater appeal to prospective tenants.

The development also included the proposal for 2 additional new build semi-detached houses to be constructed on an adjacent area of land within the curtilage of Waterside Court.

These new properties will be constructed in a style to match the new appearance of the main building

KEY COMPANIES

Trafford Housing Trust, Casey Group Ltd

PROJECT VALUE

Circa £1.3 million

PROJECT COMMENCEMENT DATE

Early 2012

PROJECT DURATION

Ongoing

PROJECT SIZE

Approximately 1800m² over 4 floors



FRONT ELEVATION - Existing building before development



FRONT ELEVATION - Proposed design





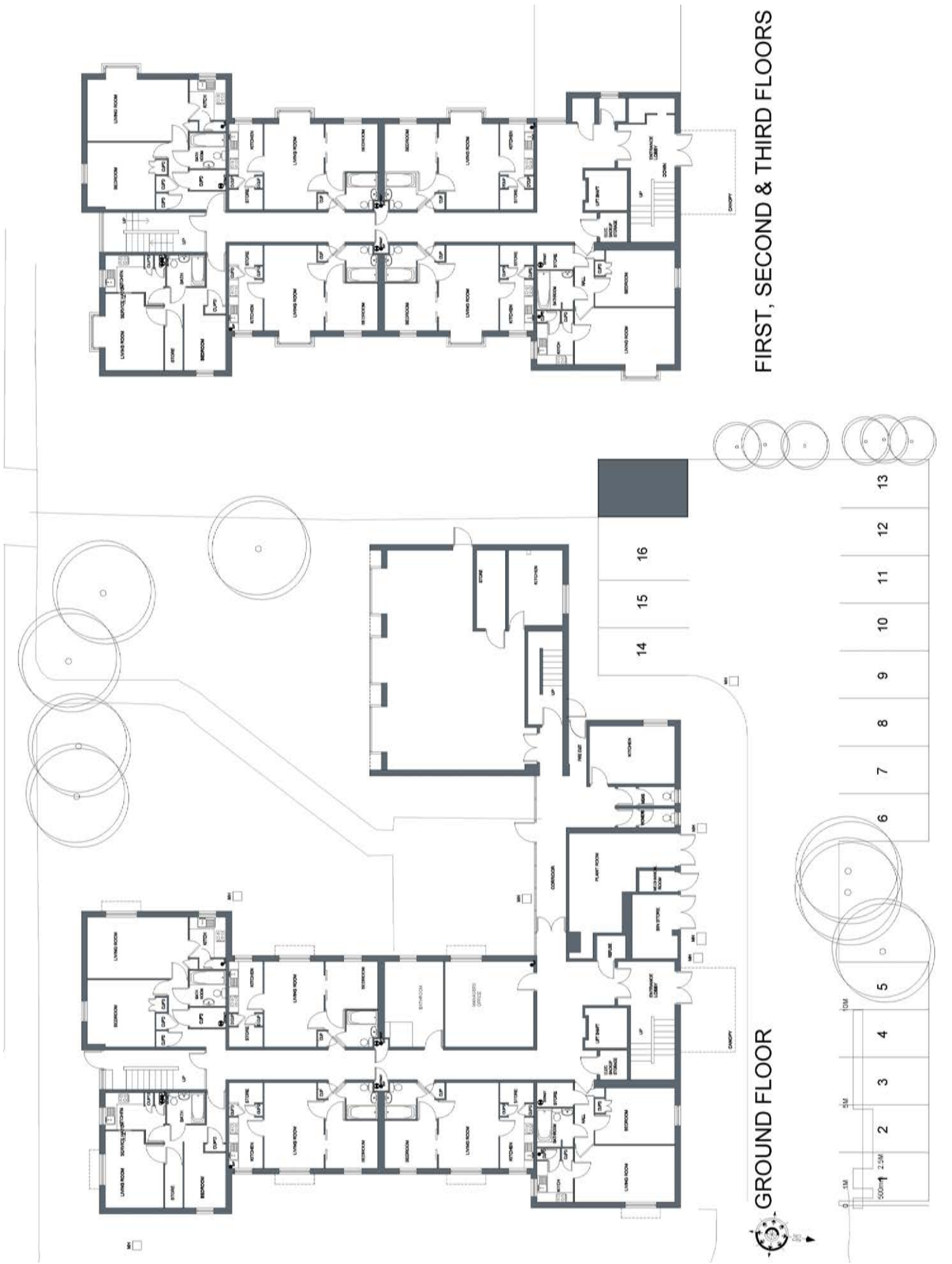
SIDE ELEVATION - Existing building before development



SIDE ELEVATION - Proposed design



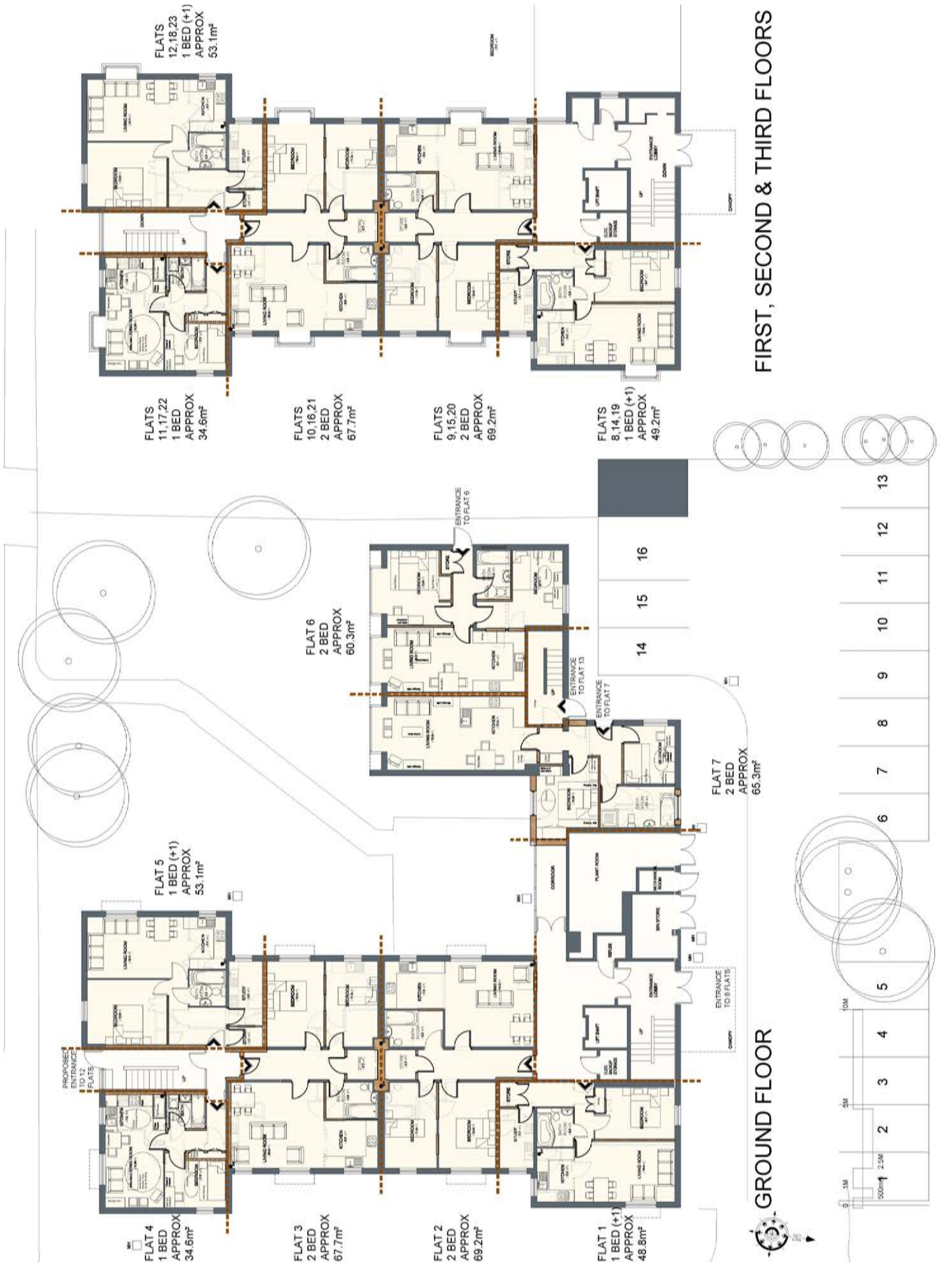
EXISTING BUILDING LAYOUT



GROUND FLOOR

FIRST, SECOND & THIRD FLOORS

PROPOSED BUILDING LAYOUT



FIRST, SECOND & THIRD FLOORS