



CASE STUDY

FLEUR DE LIS, TORQUAY

Client: Renaissance Retirement Ltd.

Location: Higher Downs Road, Torquay TQ1 3LD

Duration: July 2018 – April 2019

Project Value: £3,000,000.00

Project Size: 12,600 sq. ft

SCOPE

Full demolition of the existing site and the construction of 10 apartments over 3 storeys including hard & soft landscaping with 9 surface car parking spaces.



The works included, but were not limited to;

- Asbestos removal and full demolition of existing hotel.
- Dealing with the party wall surveyor and the immediate neighbours to ensure the party wall awards were complied with.
- Construction of 9 apartments on shallow strip foundations, followed by block & beam flooring.
- A closed panel timber frame system was utilised to reduce the construction period on site. This required a very detailed design process with early stage design freeze to allow for the construction of the timber wall panels. Panels were factory fitted with internal board ready for plaster finish and incorporated cut outs for all electrical boxes and conduit within the structure to allow for first fix wiring. Service voids were also incorporated within the wall panels to allow for heating pipes to be drawn in during first fix. Timber frame panels were delivered to site with doors and windows pre-fitted thereby greatly reducing the onsite time to reaching a water-tight stage.
- A warden call system was installed alongside access controlled doors and gates.
- Gas fired boilers for heating and hot water.
- Hard & soft landscaping as per the landscape architects design.

