

CASE STUDY

W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS



New Office Development at 16 Toft Green, York.

Project Value: £1m

Contractor: CBM Construction Ltd.

W R Dunn & Co Ltd. (Arch); Leonard
Stace (PM); HDP (M&E); Blackburn
Wigglesworth (SE)



W. R. DUNN & CO. LTD ROLE

In May 2000, W. R. Dunn and Co. Ltd was approached by a local property development company, Northminster Developments Ltd. to design a speculative office building in the heart of York.

We were employed to provide traditional architectural services up to RIBA Stage D, and following this, services were novated to CBM Construction under a design and build package.

Therefore we have been involved in the procurement of the building from inception to completion, providing design, presentation, and construction expertise throughout.

We were also employed in both planning supervision and party wall surveying capacities.

Important factors in this project were:

- Planning legislation within a conservation area
- The design of modern office environments
- Working within a design and build procurement framework
- The provision of comprehensive presentation, design and detailing packages
- Working within an archaeologically important, city centre site



OUTLINE OF PROJECT

The brief required the provision of four floors of office accommodation, including the installation of comfort cooling, raised access floors, and associated facilities. The tight urban site led to the incorporation of a single service core and vertical circulation arrangement.

The design process required a very sensitive architectural approach to be undertaken. The historic and cultural importance of the site meant that extended liaison with city planning authorities and local interest groups was necessary.

The design principle was based upon 'a contemporary approach that understands and respects the historic context'.

As such materiality, massing, function and proportion were treated in a holistic manner. Construction under a design and build contract, allowed us to be a key member of the construction team. Final completion of the project is due in June 2002, and the building is then to be let by a leading international company for regional office purposes.

In summary, W. R. Dunn and Co. Ltd were employed as architects to design a new office building in the centre of York's historic core. This process was complex and required expertise at many different levels.

Design success hinges around a sensitive architectural treatment and good collaboration within the construction team.