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Conversion and refurbishment of a Grade II Listed rectory to provide 4 apartments to upper floor and communal facilities to ground floor, with a new build extension providing 39 one and two bed apartments replacing demolished 1960s building

2015 Inside Housing Awards Outstanding Development of the Year – 25 Homes or More – Shortlisted

IRIS COURT - READING

Project value: **£3.9 million**

Client: **Southern Housing Group Limited**

Services: **Employer's Agent**

Key partners: **Hills Partnerships Limited/PRP/Warburton Building Services/CHBC Architects**

Iris Court in Tilehurst, Reading is the site of the original rectory to St Michael's Church on New Lane Hill, set within a beautiful conservation area.

Over the latter half of last century the site expanded from the existing Listed Victorian rectory to include two further modern buildings built during the 1960s and 1980s which became vacant over subsequent years, with the Listed Building also falling into significant disrepair.

Southern Housing Group obtained Planning Approval and Listed Building Consent to demolish the 1960s extension and build a new modern extension housing 39 one and two bed apartments, together with the conversion and refurbishment of the Listed rectory to provide 4 further apartments on the upper floor and converting the ground floor into communal facilities, to include two lifts.

The affordable rent apartments for older people benefitted from lifetime homes features including fully accessible bathrooms and an optional Tunstall call system.

The main contract works, procured under a JCT Design and Build contract, included the new build apartments and conversion/refurbishment of the Listed building. The Listed rectory's serious deterioration required essential façade repairs and renewals undertaken outside of the main contract.

As the project developed period features of the Listed rectory became evident, our client included further internal specification changes to maximise the potential of the building. Taking into account these additional changes the project was delivered to a high standard, within the client's revised budget and programme, to the delight of all key stakeholders.