

## 152 Lawrence Hill, Bristol

### Client

A B Hughes & J P  
Smith (Joint LPA  
Receivers)

### Services Provided

Building Consultancy  
Planning Advice

### Timescale

2009/10

### Alder King Contact



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### The Project

Following Alder King's appointment as Receivers, Alder King's Planning and Building Consultancy teams were appointed to deal with outstanding issues surrounding this near complete development of twenty, one and two bedroom, apartments in Lawrence Hill, Bristol.

Alder King worked with the original funders and receivers to provide a proactive service to allow completion and occupation of the apartments and retail areas, so that sales and lettings could progress.

Alder King's Planning Team provided advice in respect of areas of non compliance with the approved Planning Permission and provided full survey drawings of the building and site to allow regularisation of the Planning Permission.

The Building Consultancy team also investigated and diagnosed defects to the building, which had led to rainwater penetration in a number of areas.

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PROPERTY CONSULTANTS

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**Cardiff** 029 2022 0000

**Exeter** 01392 353080

**Gloucester** 01452 623290

**Swindon** 01793 615477

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They organised the specification, tendering and management of rectification works to allow approval and formal sign off by Building Control and the completion of works to allow issuing of construction warranties by Premier Guarantee with all works totalling approximately £150,000.

The team also coordinated snagging works with ingoing tenants and adjoining owners to allow the completion of snagging and minor defects. They also provided advice regarding outstanding Party Wall issues.