

Birds Lane, Cowbridge

Client

R S Bird Limited

Services Provided

Development Consultancy & Retail Agency

Timescale

2009 - Current

Alder King Contact



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The Project

Alder King is providing development consultancy, planning, project management and agency services to R S Bird Limited in respect of a former garden centre site on Birds Lane, Cowbridge. In addition Alder King acts as project co-ordinator.

Cowbridge is an affluent historic market town situated in the heart of the Vale of Glamorgan in South Wales approximately 10 miles to the west of Cardiff. The site which comprises approximately 2.6 acres (1.05 hectares) is situated off High Street, the principal shopping street.

Birds Lane, Cowbridge [continued]

Alder King has undertaken a feasibility study to determine the likely level of demand and viability of re-development for a variety of uses. The Alder King role extends to the appointment and co-ordination of a professional team, including highways, architect, quantity surveyor and ecological consultant, discussions with potential occupiers including foodstore operators, preparation of development appraisals and the submission of a final feasibility report, with recommendations on the most appropriate form of development, examining the viability and deliverability of the options assessed.

On receipt of Client instructions to proceed with the development of the site for retail use, Alder King marketed the opportunity on a leasehold basis to the national foodstore operators. Following detailed negotiations Alder King has secured Waitrose as the anchor tenant and an Agreement for Lease has been exchanged.

Alder King's Planning Consultants coordinated and submitted a full planning application for a 21,708 sq ft (2,017 sq m) Waitrose foodstore, 6,535 sq ft (6,075 sq m) of complimentary unit shopping together with 138 associated car parking spaces. They were also responsible for public consultation, and the finalisation of section 106 and other legal agreements necessary, to achieve an implementable planning consent. The application was approved by the Vale of Glamorgan on 7 September 2011.

Alder King's Project Manager has assisted in the appointment of the professional team required in support of the planning application and advised on the Agreement for Lease with the anchor foodstore. The Project Management role will also include the preparation of tender documentation, appointment of contractor and overall responsibility for the delivery of the construction contract. This includes management and appointment of the design team, preparation and maintenance of an overall master programme and procurement advice including the form of contract.

Alder King are also responsible for the marketing of the unit shopping. RS Bird intend to commence construction late 2011, with completion targeted for Christmas 2012 trading.