

## CLIENT

Titan Property Developments  
Ltd

## LOCATION

Reading

## VALUE

£6.0M

## DATE

February 2018  
May 2019

## CASE STUDY

# 300 Kings Road.

## About the project.

The site, approximately 0.34 hectares in area, is located on the south side of the A329 Kings Road directly opposite Reading College campus, which is circa 1km east of Reading town centre. The site is accessed off Muirfield Close, which lies to the south of the site.

This refurbishment project comprised the remodelling and re-cladding of an existing three-storey concrete framed, 31,034ft<sup>2</sup> office block and its conversion / change-of-use into a residential four-storey property containing 78 flats and studio apartments.

Structural works included removal of two staircases to increase the number of flats. These changes required the introduction of a smoke extract system and sprinklers to ensure safe fire egress.

The removed curtain walling was replaced with aluminium windows and rain-screen cladding, together with new circulation staircases, lifts, installation of a new sprinkler system, adapted drainage to take on the additional capacity, new roof garden, 50 car parking spaces, and associated external works.

“We have been delighted with the way Brymor have applied their construction knowledge to establish workable design solutions during the first phase which has allowed us to ensure overall scheme viability. Specific examples from our scheme in Reading include improved design solutions with the façade, windows and other key fixtures, fitting and equipment.

*Brymor's honest and collaborative approach throughout the pre-construction phase was also demonstrated by them regularly supplying transparent costs information, assisting with early enabling works and being open to engaging new sub-contractors that we proposed whilst the design continued to evolve. We also benefited from using the pre-construction phase to embed our preferred cost and progress reporting requirements with Brymor's management team and establish strong working relationships. In March 2018 we moved into the building contract phase with Brymor based on the key cost, programme and specification outputs established in the earlier phase and Brymor have continued to prove both their management and delivery capability.*

*Based on our experiences we would not hesitate to recommend Brymor for other equivalent schemes with other clients and we look forward to working with them more in the future on new schemes”.*

Ben Hughes, Titan Property Developments Ltd