

CASE STUDY - MILTON HALL

PROJECT: Milton Hall, Milton
DURATION: 16 weeks
SIZE: 17,000 Square feet
OCCUPANCY: Office

Shortlisted for an Award!

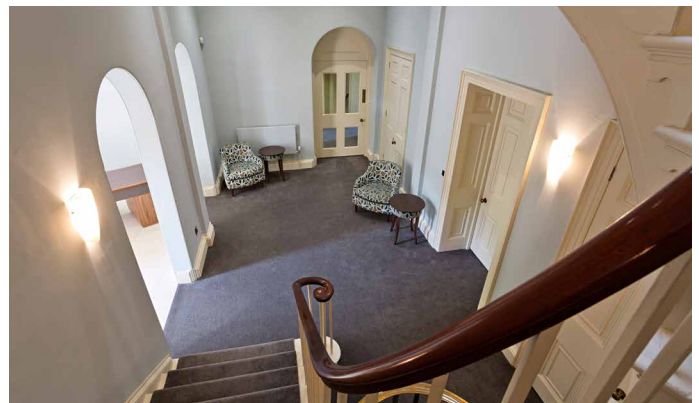
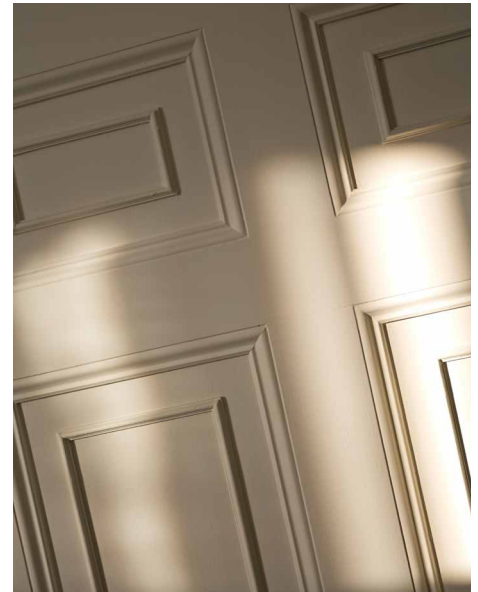
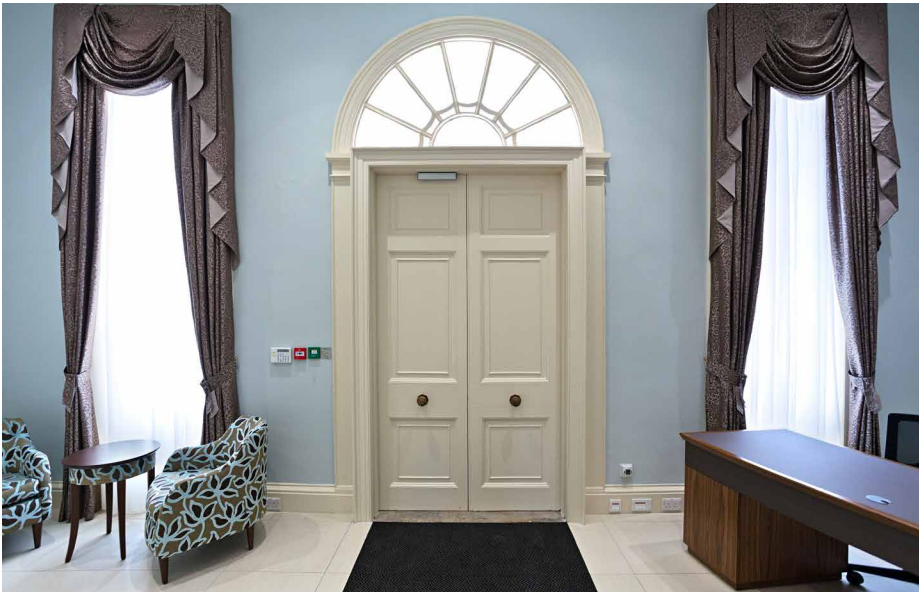


The significant refurbishment and redesign of Milton Hall, by Milton Hall Estates, was a privately funded venture by its owners to reinvigorate very tired and outdated office space.

The brief was to take the Grade 2 Listed Georgian Hall and produce high end, serviced office accommodation. It needed to be designed to attract small to medium sized companies keen to have an 'office with character' in the Cambridge area.

"The Workspace Consultants produced a detailed design, shortlisted 6 potential contractors and project managed the works throughout. After a well managed tender process, Overbury were selected as a main contractor along with a team of smaller specialists, this proved to be an excellent choice as demonstrated by the end result. Milton Hall continues to be admired by a wide range of visitors and we warmly thank the staff at The Workspace Consultants for their contribution to its transformation."

Tony Cheeseman, Managing Director - Milton Hall Estates



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Upon first viewing, the buildings were 'rabbit warren' like and as such the most significant task was to create clear and visible access for all users. This needed to be done whilst respecting the remaining heritage of the Hall and keeping close scrutiny on the budget.

The main aim of the interior design was to build on the high level of expectation experienced outside the building, showcasing the historical fabric where possible. The design therefore uses the inherent beauty of Georgian architecture as inspiration whilst introducing contemporary modernisation where necessary.



"Overbury were very impressed with the experience of working with the Workspace Consultants. From the beginning we found the tender information detailed, accurate and easy to understand. This enabled us to submit a keen price for the project with confidence that the works and risks were clearly understood. The project was a challenging one but the whole team worked together well to ensure the scheme was completed to the quality that such an outstanding building deserved. We have been very impressed with the interior design, which is quite different to the majority of schemes we work on, being totally in keeping with the history of the building and its new use as serviced offices."

The designs were very well detailed and co-ordinated and information required was always turned around quickly to enable the challenging programme to stay on track. This "speed of foot" was continued into the project as well as cost management, and meant that decisions were made in a timely and practical manner. The final out-turn cost was in line with the budget and our clients expectations.

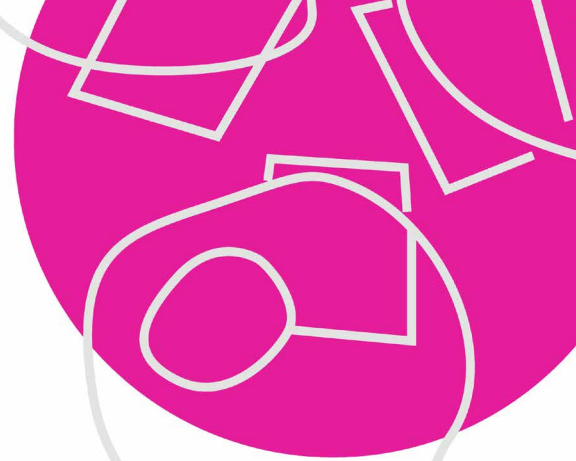
We are proud to have been associated with such a successful project in such an iconic building and found the whole experience an enjoyable and rewarding one."

Chris Mellor, Contracts Manager - Overbury



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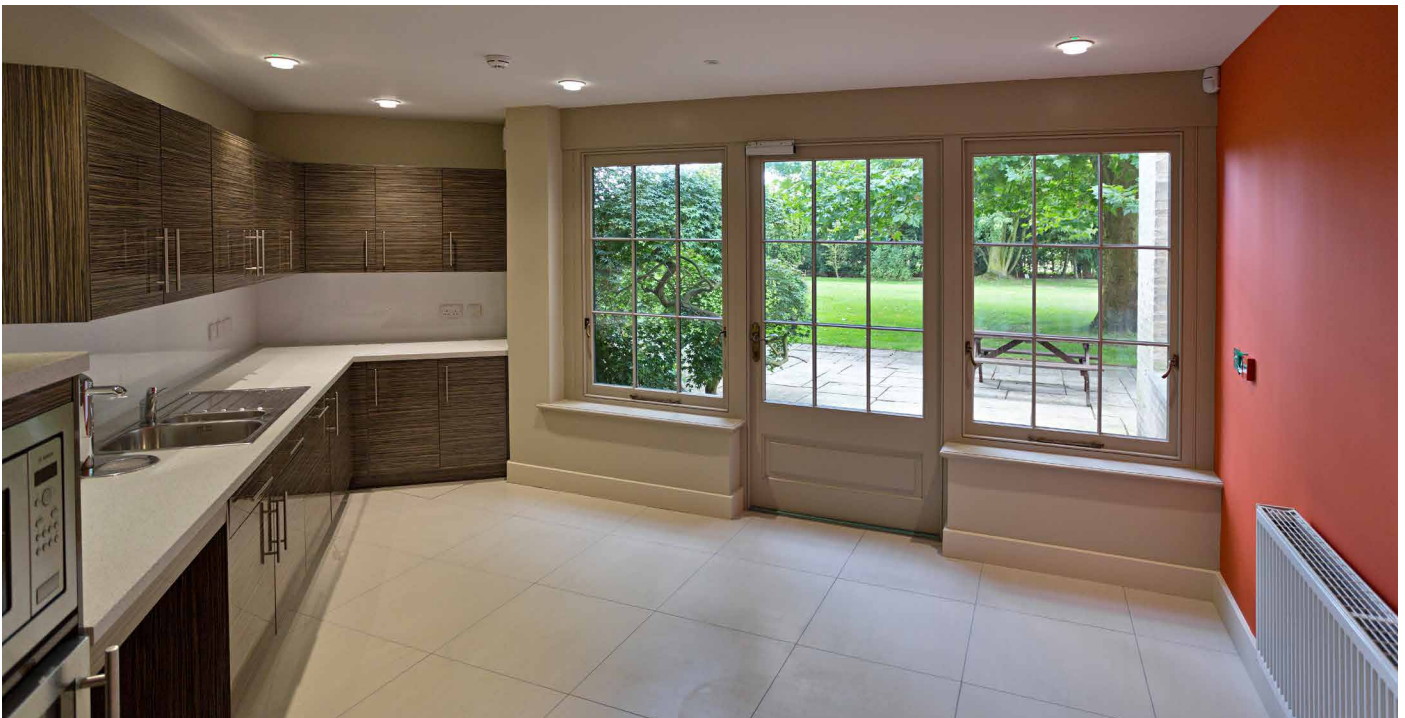
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There were a number of specific initiatives that added value to the space at Milton Hall.

The more modern parts of the building significantly affected by outside air temperature now have the benefit of heat recovery HVAC; this provides tempered fresh air to the internal spaces. In the older Georgian part of the building the original sash windows have been restored to ensure that the upper sashes are operable thereby re-creating the original air circulation design of the 18th Century.

English Heritage were very keen not to disturb the original ceilings so a free standing up-lighting solution was implemented. The fittings have independent motion and daylight sensors, eliminating the need for lighting circuits. The scheme saved approximately £15k of initial electrical work and will provide running cost savings over time; lights will automatically dim according to the amount of natural light and will switch off in unoccupied spaces.



"We were very impressed with the overall design, it cleverly and sympathetically combined features and colour palettes from the original Georgian building with modern office furniture, fittings and data infrastructure. Selective structural changes brought additional light into the space, movement around the building is through broad uncomplicated walkways and there is a cohesive design that links the Georgian rooms and modern wing to form a perfect environment for serviced offices. We gave a relatively freehand throughout the design process, however on a few occasions we asked for cost control; excellent alternatives were quickly sourced and did not detract from the overall finish of the project. We are absolutely delighted with the final result.

The Workspace Consultants are responsive & display an enormous enthusiasm for their projects. They employ an excellent system of budgetary control in both their billing and project management and quickly develop a good understanding of their client's expectations."

Sandra Germeney, Cambridge Manager - Milton Hall Estates

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