

---

Musgrave Court is a 28 apartment Independent Living Scheme, providing accommodation for elderly and vulnerable people, owned and managed by WDH.

The existing premises consisted of three interconnected wings in an H-shape arrangement. The single storey central wing comprised communal space, whilst the two-storey blocks attached either side provided residential flats.

AHR was appointed as lead and architectural consultant to oversee the full refurbishment and remodelling of the premises, bringing the accommodation up to current standards and offering a stimulating, safe and comfortable environment which enables residents to maintain their independency as long as possible.

Following an options appraisal and feasibility study, which included condition surveys undertaken by AHR and our design team, we obtained planning approval and building regulation approval and led the design team to produce the construction information. The project was undertaken using BIM. Our geomatic consultancy team also undertook a full building scan, providing WDH with accurate building plans and 3D models to support the refurbishment works.

The construction works were undertaken by WDH's inhouse construction team, with AHR and the design team providing advice and attending regular site meetings.

Works included remodelling of individual flats to provide an open plan layout with wet rooms, an arrangement better suited to residents with mobility issues. We also oversaw the full internal refurbishment of all areas, including renewal of all finishes, replacement of windows and doors, replacement of services and provision of a new misting system.

Two additional flats were created by converting the redundant scheme manager's flat into accommodation for residents. A new spa room, hairdresser's salon and scooter store were also created to enrich and improve the day-to-day life of the residents.

External improvements also formed part of the project, improving the appearance of the building and accessibility of the external areas for residents. Individual patios were created for all ground floor flats, the communal patio was renewed and enlarged, render features were introduced to the elevations to uplift the dated appearance of the building and new signage was provided.

The completed building offers a modern, comfortable and safe home for Musgrave Court's residents, improving the building's efficiency and ease of maintenance.

This project is from our appointment to the WDH Framework, which was innovatively procured via YORhub's YORconsult Framework.

