



ACORN PROPERTY GROUP

CLIENT:
Acorn Property Group

CONTRACTOR:
Intelle Construction

LOCATION:
Rest Bay, Porthcawl

SECTOR:
Property

DATE: 19.06.2020



THE LINKS GRADE II LISTED BUILDING

35 LUXURY APARTMENTS AND 36 NEW BUILD APARTMENTS

ABOUT ACORN PROPERTY GROUP

A successful, distinctive, independent development and regeneration specialist that for many years has successfully created a range of residential-led refurbishments and new build schemes. Following Acorn's 'Different by Design' ethos their experienced imaginative management, construction and sales teams have enabled them to become one of the country's most successful property developers and partners. For 25 years, Acorn has been creating carefully-designed, inspiring, new places for people to live and work.

ABOUT THE PROJECT

Sympathetically designed to blend old with new, The Links, comprises studio, 1, 2 and 3 bedroom apartments. Featuring the refurbishment and conversion of a Victorian Grade II listed building along with a collection of carefully designed new build properties. Built as a specialist convalescent hotel, "The Rest" first opened its doors nearly 150 years ago. The idea of local doctor James Lewis whose wife Charlotte wrote to Florence Nightingale for advice on establishing a purpose-built convalescent facility. Florence Nightingale was an advocate of such places which were situated away from polluted cities on the coast or in the countryside. The hotel provided a much-needed place for local labourers and miners to take a break from their demanding physical work. Through WW1 and WW2 the listed building, known as The Rest, was used as an Auxiliary Hospital for 2,500 British and Commonwealth soldiers.

The now complete phase 1 of the conversion project consisted of **35 luxury apartments** which started in March '18 and later phase two of the development; a 36 new build apartment block which surrounds the existing structure in which construction is on-going and due for completion in Summer '21.

DEVELOPMENT INFORMATION

Phase 1 - 75% sold

Phase 2 - 36 apartments not yet released for sale

CHALLENGES FACED

Due to the Covid-19 outbreak the project has been delayed. Half of the development consisted of a listed building which automatically comes with added risk. Build-Zone have significant experience with conversion projects but before they decided to provide the 10-Year Structural Warranty cover they completed an on-site appraisal as well as a desktop study to gain an understanding of the structure as typically listed conversion are inherently more complex.

'Build-Zone provide a high level of support throughout the build process and are interested in the details of the project. Build-Zone continue with regular check ins and input on every certificate that is released. We have used Build-Zone for three projects within the Cardiff region over the last 3-4 years'

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