Project 371: Mixed Use Development Site – Sheerness

Client: Waller Associates Ltd

Construction Details:

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Mixed Use Development Site – Sheerness

The story of this mixed use development site – Sheerness started back in 2018, after we acquired a commercial premises at auction.- The site comprised of a mid-terrace shop with flat above and a rear yard area.- However, the configuration of the building meant that access to the flat was through the shop!- Also, for numerous years the site had been a “storage” area and we needed 15 skips to clear it completely!

Planning Permission

A great deal of time and effort was spent on designing the site to make the development practical and cost effective.- Initially, our original configuration was rejected by the Local Authority. No residential dwellings were permitted on the ground floor due to most of Sheerness being in a flood risk area.- Final approval was given on a rear extension to the existing building so a large three bedroom flat could be formed with its own access above the shop. Additionally, two new build commercial units could be built in the rear yard area with a two bedroom flat above.

Works began first on the conversion of the existing building so the self-contained shop could be completed and some rental income received.- The flat above was then formed and soon after, the new build began.

Conservation Area

Careful consideration was taken around the structural design of the new build.- Not only did it need to be in keeping with the surrounding area, especially seeing that the High Street is within a conservation area, but the robustness for both fire and sound had to be taken into account.- The decision was made to install a solid block and beam floor to the first floor together with engineered structural steelwork to support the roof. -This gave us the flexibility to provide a completely open plan first floor with the option of creating a flat should there be a need for change of use in the future.

Local Business Opportunity

A local business approached us as the works progressed. They were interested in renting out the two new commercial units on long term leases.- They then asked if they could utilise the area above as a training area so a change of use went to application.

Overall, this has been a great project but definitely full of challenges!- By working closely with the Local Authority, Building Control and the client we have produced a mixed use development site that will not only enhance the local area but will also produce a good return on our investment.

For more examples of commercial works carried out by Waller Building and Glazing Services, please click on the following link wallerservices.com/commercial-clients/

Commercial Building

Commercial building is a growth area for Waller Building. We work in the education and healthcare sectors. The retail sector is also an area of growth. This is due to many warehouse developments in the south east. We install toilet and kitchen areas. We also install commercial window and doors. For examples of our services, take a look at our commercial glazing case studies.

Waller Building

In the last 25 years, Waller Building has worked on many commercial projects. Our reputation is growing fast. The services provided range from refurbishment through to extensions and complete new builds. Additionally our glazing department repairs windows and glass. We also install uPVC and aluminium windows and doors. One of the major areas that we are continuing grow is window replacement in schools. Waller Associates is Fensa, Chas, Constructionline and safecontractor approved. We would also be happy to give you a price for any refurbishment works.

Contact Waller Building

Based in Sittingbourne, Kent, we carry out works throughout the south east of England.-If you would like a quotation on any size of glazing projects, please contact us. Call 01795 424435 or email mark@wallerservices.com

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