

Barrack House, Barrack Road, Dorchester. DT1 1ZF

Land purchased from West Dorset Council in 2016

Construction commenced: 2021

Construction completed: 2023

Planning application number: WD/D/17/002723 – 22/12/2017

Variation of condition of planning: P/VOC/2021/02293 – 28/06/21

Attachments:

Pre-start photo – January 2019

Barrack House post completion photo – April 2022

View from rear balcony of penthouse apartment at BH

Range of external photos of BH post completion x 4

Press release from Deep South Media released to various media outlets for publication.

Original design and access statement – forming part of the planning application

Original sales particulars for the land for sale

Before and after photos of The Quarter Master Stores

Historical view of the area

Hoarding art work at Vespasian House

RTI Estates Limited purchased this land from Dorset County Council in 2016, having identified this brown field site as suitable for housing. As the current owners of Vespasian House in Barrack Road, we recognised the merits to incorporate what subsequently became known as Barrack house (BH) into our wider plans for Vespasian House and the surrounding land, as part of RTI Estates Barrack Quarter Regeneration. The Quarter Master Stores were the first part of this project, successfully completed in 2 phases between 2017 and 2021.

The key constraint during this project and build, was that of the adjacent listed buildings to this redundant delapidated brown field site. The original site housed a couple of small structures that sat unsympathetically next to the listed building. We worked with our architects and heritage consultants to devise a scheme that substituted these existing structures, with a building that sat comfortably with the adjacent listed buildings. Unsurprisingly, there was a lot of deliberation between our team and the council's planning department, in establishing the appropriate massing of the building and detailing of the façade. The build was a challenging one, due in its tight setting and a general UK shortage

of building materials at the time (2020/2021) but with a steadfast build team, we believe the results speaks for itself.

We commenced this build with a world still gripped in the Covid pandemic and with the concern that there would be little sales demand for apartments. It was at this point that we pivoted to a build-to-rent model. At the same time Dorset County Hospital in their search for private rental properties, had advertised for rental properties on Facebook. Having seen this Facebook post, RTI Estates reached out to Dorset County Hospital who, after much discussion and negotiation, have taken the 9 apartments on a long term lease to house their much needed NHS key workers.

As a small local business, we are very proud of Barrack House, the design and quality of the build and how it sits with the adjacent listed buildings, along with the unanticipated 'icing on the cake' that provides 9 modern well-built homes for key workers of Dorset County Hospital.