



Property: First phase of major new conversion complete

Arresting vision of luxury at old police station site

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The first phase in the £2.5 million transformation of the old police station into brand new properties at one of Harrogate's prime locations has been completed.

After buying the listed building back in May 2013, developers Harrogate Restoration LLP who have been retained by York-based GEM Construction, now say they are well on the way to converting the landmark building into new prestigious residential properties.

Julian Rooney, partner at Harrogate Restoration said: "Our vision was to restore the building to its former glory and to do this we needed to work with its unique original

features in a creative way to incorporating them into the design.

"The completion of the first 12 properties is a significant milestone in the development."

The project to redevelop the Grade II listed buildings which were originally designed in 1927 has proven an intricate job with a sea of restrictions to work round.

Builders have been working to carefully to retain the period features of the buildings, incorporating them into the modern, 21st century design of the new homes.

Particularly important, the iconic frontage of the building remains untouched from an architectural point of view.

The original stonework has also been repaired and enhanced by Lanstone Conservation, GEM's specialist stonemasonry division.

Mike Green, chairman of GEM Construction which specialises in the restoration of historic buildings said: "This is a really interesting project needing all our specialist skills in restoring historic buildings.

"Our team of roofers, joiners, builders and plasterers are working hard to deliver a high quality finish whilst respecting the original fabric of the building."

Work on the second phase has already begun with the aim of developing a total of 25 individually designed houses and apartments in an environment of luxury living.

The properties are being marketed by Carter Jonas. Anne Haggas, their northern new homes manager, said: "The development has attracted an enormous amount of interest. People can now see for themselves the quality of the finish and beautiful spaces."

Developers: Background

GEM Construction specialises in renovation and refurbishment projects, and was responsible for converting a former Engine House in York's Museum Gardens into The Star Inn the City restaurant which opened in 2013.

GEM worked with Harrogate Restoration LLP to convert the former Purey Cust Hospital, an important Grade II listed building next to The Minster in the centre of York into luxury residential dwellings completed in 2013.

Julian Rooney of Harrogate Restoration, said: "There has been a tremendous amount of effort and attention to detail over the last two years to convert the former police station into high quality living accommodation."



New life in Harrogate's old police station - Kevin Kear, Site Manager, GEM Construction, Tony Wright, Carter Jonas, Julian Rooney, Partner, Harrogate Restoration LLP, Katie Weldon, Carter Jonas, Mike Green, Chairman, GEM Construction, Anne Haggas, Northern New Homes Manager, Carter Jonas outside the iconic police station building.

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MAD HATTER'S

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