

# CALCOT GRAIN STORE GYM & STUDIOS CASESTUDY



## CLIENT

Calcot Manor & Spa

## VALUE

£4m

## PROCUREMENT

Negotiated  
JCT ICD 2016

## SECTOR

Commercial /  
Health & Leisure

## ROLE

Quantity Surveyor  
Fund Monitoring

## DESCRIPTION

The Grain Store is a brand-new, state-of-the-art gym, studio, and office facility constructed within the prestigious Calcot Manor & Hotel complex near Tetbury, Gloucestershire.

RPA has been delighted to support the delivery of this scheme over the past two years, working closely with the project team throughout the design and construction phases, culminating in the completion and opening of the Grain Store in January 2024.

The project comprised two separate contracts delivered across two distinct phases. The initial shell build phase involved stripping the existing Grain Store agricultural building back to its bare steel frame, which was then fireproofed, re-roofed, and re-clad to create a structure that blends sympathetically with its rural surroundings. Phase 2 consisted of the full internal fit-out, including MEP, AV, and FF&E installations, as well as external works and landscaping.

The new facility has been an outstanding success, delivered on time and on budget – thanks in no small part to the skills and expertise of Zenith Construction, the main contractor.