

DAWN LODGE ASSOCIATES
CHARTERED QUANTITY SURVEYING AND PROJECT MANAGEMENT
M.R.I.C.S.

Dawn Lodge, Sunnyside, Back Lane, Pebworth, Stratford upon Avon CV37 8XA

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Business History

October 1990 - Founded Dawn Lodge Associates
Chartered Surveyors and Project Managers
May 2003 Dawn Lodge Associates incorporated

October 1999 - Founded Dawn Lodge Investments
Development company specialising in the renovation of period
properties for short hold tenancies and holiday letting

Dawn Lodge Associates

Quantity Surveying and Project Management across a range of sectors offering proactive bespoke consultancy services in the following areas:

- Commercial and Contract Advice
- Contract Administration
- Project Management
- Employers Agent
- Cost Consultancy
- Expert Witness
- Value engineering
- Fund raising support
- Bank Monitoring

Major Projects: Welford on Avon
Contract Administrator and Professional Quantity Surveyor
New Private Residence
Value £2,500,000
Dates: June 2023 -

Little Tew
Contract Administrator and Professional Quantity Surveyor
Extensions and Alterations Grade II Private Residence
Value £1,800,000
Dates: November 2023 -

Stratford upon Avon
Bank Monitoring Surveyor
New Private Residence
Value £7,500,000
Dates: February 2024 -

Moreton Cricket Club
Project Manager and Professional Quantity Surveyor
Project: New sports pavilion
Value: £1,500,000
Dates: April 2023 –
Contact for reference: Andrew Sunderland

Berkeley Castle
Contract Administrator and Professional Quantity Surveyor
Project: New visitor centre
Value: £800,000
Dates: April 2022 – January 2024
Contact for reference: Estate Director Michelle Boliver

Temple Guiting School
Contract Administrator and Professional Quantity Surveyor
Project: New classrooms and administration
Value: £800,000
Dates: June 2022 – September 2023
Contact for reference: Tim Tasker

Snitterfield Sports Club
Employers Representative
Project: New sports centre
Value: £800,000
Dates: June 2023 – August 2024
Contact for reference: Mark Donald

Chipping Campden School
Project Manager and Professional Quantity Surveyor
Project: New kitchen, admin facilities, carpark
Value: £2,000,000
Dates: June 2023 –

Contact for reference: Gareth Burton Head Teacher

Bourton on the Water Industrial Park Hacklings

Employers Agent

Setting up build contracts, collateral warranties, fee agreements

Project: roll out of industrial units.

Value: £2,000,000

Dates: August 2021 –

Contact for reference: Dale Hackling

Cowpasture Farm

Contract Administrator and Professional Quantity Surveyor

Project: New house

Value : £2,500,000

Dates : February 2021 – January 2024

Contact for reference: Lord and Lady Hay

Chipping Campden School

Project Manager, Contract Administrator and Professional
Quantity Surveyor

Negotiating Development Agreement. Coordination of detailed
planning consent. Delivery of 13 Keyworker Homes completed
February 2021

Project: New Performance Arts Space and Keyworker Homes

Value: £5,500,000.00

Dates: June 2018 - December 2022

Contact for reference: Head teacher John Sanderson, Chair of
Governors Andrew Sunderland. Chair of Housing Association
Jeff Price

Heart of England Forest Charity

Contract Administrator / Quantity Surveyor

Project: Conversion of barn to holiday lets

Value: £450,000.00

Dates: October 2020 – September 2021

Feasibility studies for new visitor centre; holiday lets

Contact for reference: Chris Brook HOEF

Broad Marston Manor

Professional Quantity Surveyor

Project: Renovation of Grade II Tythe Barn

Value: £500,000

Dates: October 2020 – May 2021

Contact for reference: Dan Coston Bidwells

Pebworth Village Hall
Contract Administrator and Professional Quantity Surveyor
Project: Extensions and alterations
Value: £250,000
Dates: June 2020 – January 2021
Contact for reference: Chair of Village Hall Committee Jane Cromack

Aston Clinton Parish Council
Professional Quantity Surveyor
Project: New village hall
Value; £2,000,000.00
Dates: October 2019 – November 2020
Contact for reference: Chair of Parish Council

Chipping Campden School
Employers Agent and Professional Quantity Surveyor
Project: Sixth Form Extension and remodelling
Value: £850,000.00
Dates: July 2018 – May 2019
Contact for reference: Head teacher John Sanderson, Chair of Governors Andrew Sunderland
The Old Vicarage Aston Magna
Contract Administrator / PQS
Project: extension
Value : £500,000.00
Dates: May 2018 – December 2018

Honeybourne Village Hall
Professional Quantity Surveyor
Project: new village hall part funded by BLF
Value: £850,000.00
Date: July 2019 – June 2020
Contact for Reference: Richard Kendrick

Winchcombe Abbey
Project Manager and Quantity Surveyor
Project: Extensions and Alterations to a Grade II Scheduled Ancient Monument
Full Project Management to complete project following main contractor administration November 2017
Value: £2,750,000.00
Dates: May 2015 – August 2019
Contact for reference: Mark Philip Sorensen

Dorrington Academy

Professional Quantity Surveyor
Project: New school hall
Value: £420,000.00
Dates: 2017 – 2018

Arlington Avenue
Contract Administrator and PQS
Project: Development of apartments
Value: £1,250,000.00
Dates: 2014 - 2017

Chipping Campden School
Employers Agent and Professional Quantity Surveyor
Project: Science extension and remodelling
Value: £1,020,000.00
Dates: 2015 – 2016

Holy Trinity Church Stratford upon Avon – RICS Finalist in
Conservation 2017
Professional Quantity Surveyor
Project: Extension to Church
Value: £500,000.00
Dates: 2014 - 2016

Chipping Campden School
Employers Agent
Project: Artificial Pitch
Value: £500,000.00
Dates: 2014 – 2015

Escape Community Art
Project Management
Project: Renovation and extension of town centre ex
slaughterhouse for a charity. Funding obtained through the
Stratford upon Avon £1m grant
Value: £350,000.00
Dates: 2014 - 2015

Mr Adrian Slater
Contract administration and quantity surveying
Extension of existing property
Value: £4,500,000.00
Dates: 2014 – 2016

Ambassador Hotel Eastbourne
Professional Quantity Surveying early cost advice
Project: renovation and extensions
Value: £3,000,000.00
Date: 2014

Stratford Boat Club
Early cost advice for grant
Value : £500,000.00
Date: November 2013

Farncombe Estate
Early cost advice
Value: £1,000,000,00
Date: September 2013

Stratford Samaritans
Early cost advice for grant application
Value: £400,000.00
Date: September 2013

Goodwood Hotel
Professional Quantity Surveying early cost advice
Project: renovation and extensions
Value: £5,000,000.00
Date: 2013

The Royal Shakespeare Company
Professional Quantity Surveying tender action
Project: Relocation of box office and cloakroom
Value: £100,000.00
Dates: 2012
Contact for reference: Adam Dickson

Dormy House Hotel
Professional Quantity Surveying from
inception to completion and Contract Administration
Project: Extensions to hotel; M & E; interior fit out; new spa
complex
Value £10,500,000.00
Dates: 2012 – 2014
Contact for reference: Andrew Graham Farncombe Estate
Mike Trevillion Trevillion Interiors

Kington Barns Claverdon
Professional Quantity Surveying from inception to completion

Project: Barn conversions
Value £700,000.00
Dates: 2012 – 2014
Contact for reference: Tim Whiting

Derby House Moreton in Marsh
Professional Quantity Surveying from inception to completion
Project: Office remodelling and fit out
Value £600,000.00
Dates: 2012 –2013
Contact for reference: Jonathan o'Neil

Lower Aynho Grounds
Professional Quantity Surveying from inception to completion
Project: conversion of barns to office and residential facilities
Value £2,000,000.00
Dates: 2012 –2103
Contact for reference: Lord Boswell

Flint Hall
Professional Quantity Surveying from inception to completion
Project: 2 new build residential homes
Value £2,100,000.00
Dates: 2012 –
Contact for reference: Danny Lynch

The Royal Shakespeare Company
Professional Quantity Surveying and Project Management from
feasibility to completion
Project: Installation of air handling equipment The Clore Centre.
Renovation and refurbishment of residential building stock
Value: £800,000.00
Dates: 2011 – 2012
Contact for reference: Adam Dickson or Jenny Pullman

Stratford Town Hall
Professional Quantity Surveying
Project: Installation of new heating and alterations to existing
Grade 2* Listed building
Value: £150,000.00
Dates: 2011 – 2012
Contact for reference: Town Clerk Sarah Summers

Bishops Tachbrook School
Professional Quantity Surveying from inception to completion
Project: Class room extension, alterations and refurbishment

Value £268,000.00

Dates: 2011

Contact for reference: Headteacher Andy Brettell, David Taylor
Marson Rathbone Taylor

The Croft School

Professional Quantity Surveying from inception to completion

Project: alterations and refurbishment to the theatre and games
barn

Value £1,000,000.00

Dates: 2011 – 2012

Contact for reference: Barney Thornton

Ebrington Arms

Professional Quantity Surveying from inception to completion

Project: Extensions and renovations to create additional
restaurant, office, kitchen and bed and breakfast facilities

Value £200,000.00

Dates: 2010 – 2011

Contact for reference : Jim Alexander

Ombu Henley onThames

Professional Quantity Surveying from inception to completion

Project: new build residential home 4000 sq feet

Value £1,000,000.00

Dates: 2010 – 2012

Contact for reference : Bill Adamson

Kings Court Hotel

Professional Quantity Surveying from inception to
Completion

Project: new build bedroom extension and conference facility,
Alterations and extensions to the dining room

Value: £1,500,000.00

Dates: 2008 – 2010

Contact for reference: Tom Aldous

Somerton Village Hall

Professional Quantity Surveying

Project: new build village hall for the Barnes Memorial Trust
Major funding through the Big Lottery Fund

Value: £400,000

Dates: 2009 – 2010

Contact for reference : Phil Holman and Simon Hayward

Lyttelton Gardens Droitwich and Chillington Devon

Employers Agent, Contract Administrator and PQS

Project: complex contractual approach to development of 13 new build dwellings
Value: £3,500,000
Contact for reference: Mark Donald H2Land

Stratford Town Council
Professional Quantity Surveying
Project: roof top extension feasibility to provide office accommodation, replacement heating installation and refurbishment Value: £750,000
Contact for reference: Sarah Summers

Ettington Primary School
Pre contract surveying on behalf of successful Contractor
Project: new classroom extension and internal alterations
Value: £300,000

The Royal Shakespeare Company
Professional Quantity Surveying and Project Management from feasibility to completion
Project: Renovation and refurbishment of residential building stock
Value: Multi million
Dates: 2007 – 2011
Contact for reference: Simon Bowler

Archery Fields Warwick
Professional Quantity Surveying and Project Management
Project: Complex restructuring of existing dwelling to provide high quality residential / exhibition space
Value: £450,000
Dates: 2007 – 2008
Contact for reference: David Howells or Roger Abbott

Papillon Hall Ullenhall
Professional Quantity Surveying from design concept to completion
Project: Indoor / outdoor swimming pool complex
Value: £1,250,000
Dates: 2007 – 2008
Contact for reference: Ian Watson or Simon Marson

Upper Larkstoke Admington
Professional Quantity Surveying from design concept to Completion
Project: Major extension to existing period home and

Refurbishment.

First stage tender and negotiated second stage tender
to accelerate lead in time Value: £950,000

Dates: 2007 – 2008

Contact for reference: Laurie Bell or Trevor Edwards

Upton Viva

Professional Quantity Surveying and Contract Administration

Project: Restoration of country home for The Right

Honourable Felicity Waley Cohen. Value: £950,000

Dates: 2007 – 2008

VMC

Professional Quantity Surveying and Project Management

Project: Internal fit out to existing warehouse

Value: £100,000

Dates: 2007 – 2008

Contact for reference: James Birch or Mike Fulford Brown

Eastbank House Stratford upon Avon

Independent financial advice to the NAT WEST Bank

Value: £450,000

Dates: 2007 - 2008

The Old Thatch Preston on Stour

Professional Quantity Surveying and Project Management

Project: Extensions and alterations to Listed Period dwelling

Value: £200,000

Dates: 2006 - 2007

Contact for reference: Ian Green

DMC Kineton

Professional Quantity Surveying and advice to the Ministry of
Defence including Feasibility advice; Cost Planning; Tender and
Contract Documentation; Design Team leader; Employers Agent;
Auditing of Contractors; Contract Administration; Contract advice

Client: Serco Defence and Aerospace

Value: Multi million

Dates: 1998 - 2006

Credenhill, Hereford

Professional Quantity Surveying and advice to the Ministry of
Defence including Feasibility advice; Cost Planning; Tender and
Contract Documentation; Design Team leader; Auditing of
Contractors; Contract advice

Client: Serco Defence and Aerospace

Value: Multi million

Dates: 2005 - 2006

Civil Engineering

Infrastructure; roads; foundations; ground restoration on complex brown field and contaminated sites

Preparation of Feasibility Studies; Valuations; Final Accounts

Values: Multi million

Dates: 1998 – to date

Restoration of Listed farmhouse for the National Trust

Exmouth, Devon

Preparation of initial estimate; Valuations; Final Account

Client: Sharland

Value: £350,000

Dates: 2005 – 2006

Extensions and Alterations to the Apollo Hotel, Birmingham

Cost advice, budget planning

Client: Apollo Hotels

Value: £2,500,000

Dates: 2005 – 2006

Cinema and Swimming pool complex

Expert Witness Report

Client: Dorsington Farms Ltd

Value: £3,500,000

Dates: 2005

New Dwelling for Felix Dennis Pebworth

Value: £350,000

Dates: 2005

Hillside, Stratford upon Avon

New build dwelling

Cost Planning; Tender and Contract documentation; Contract Administration / Project Management

Value: £350,000

Dates: 2004 - 2005

Rother House Medical Centre

New Consultancy and Treatment Rooms

Cost Planning; Tender negotiations; Valuations; Final Account; Contract Administration

Value: £450,000

Dates: 2006

Design and Build New Offices, Southam, Warwickshire
Employers Agent and Planning Supervisor
Client: The Trustees of the Chaff Pension Fund
Value: £320,000

Restoration of Pavilion Gardens, Buxton
Restoration of lakes; play areas; walks; new build boating pavilion; new build multi storey car park
Professional Quantity Surveying Service including Cost Planning; Tender and Contract Documentation; Advice to Client; Valuations to Final Account
Client: Parklands Consortium Ltd in conjunction with the Heritage Lottery Fund
Value: £3,500,000

Student Accommodation, Sawday Street, Leicester
Client: Bradford and Northern Housing Association
Value: £2,500,000

Corporate Entertaining Facilities, Hanbury Hall for the National Trust
Client: Baldwin Construction Ltd
Value: £350,000

Refurbishment of HEP Lower Meadow for Warwickshire County Council
Client: Baldwin Construction Ltd
Value: £600,000

Holy Trinity Almshouses, Wolverhampton for National Association of Almshouses
Client: Baldwin Construction Ltd
Value: £360,000

Major Clients:

Christ Church Newham
Aston Clinton Parish Council
Berkeley Castle
Dorrington Academy
Chipping Campden School
Campden Housing Association
Heart of England Forest
Honeybourne Village Hall
Holy Trinity Church Stratford upon Avon
Dormy House Hotel

Escape Community Art
Stratford Boat Club
Stratford Samaritans
The Royal Shakespeare Company
Stratford Town Council
Ministry of Defence
Nat West
Serco Defence and Aerospace
Hereford and Worcester County Council
Stratford District Council
South Warwickshire Health Authority
Severn Trent
Temple Guiting School
Midland Bank PLC
Wolverhampton Metropolitan Borough Council
The Red Cross
Miller Construction
Bromford Carinthia Housing Association
Norwich Union
The Trustees of the Chaff Pension Fund
Parklands Consortium Ltd
Pebworth Parish Council
The National Trust
Kings Court Hotel
Warwickshire County Council
H2Land
Lord and Lady Boswell
Coventry City Council
The Trustees of the Mollie Dent Brocklehurst Estate
Fire Protection Association

Architects closely associated with:

Marson Rathbone Taylor
Hayward Smart Architects
Hawkes Edwards Cave
Oliver Architecture
Roger Abbott Architect
Richard Merrett
Trevillion Interiors
Graeme Beamish
A & J D'alton
Clist and Chandler
WPW Architects Ltd

Acanthus Clews Architects
Tyack Architects
Timothy Tasker Architects

Dawn Lodge Investments

Development company specialising in the renovation and extension of period properties for short term tenancies and holiday letting:

2000 Renovation of Grade II Listed thatched property in Luddington
2000 Renovation and extension of Period property near Broadway
2003 Extension of Period property in Pebworth – National Finalist LABC Built in Quality Award 2005
2007 New build barn conversion in Pebworth
2007 Renovation of Period property in Chipping Campden
2012 Renovation and extension of Period Property in Chipping Campden
2014 Extension of new build residential property Pebworth
2019 Renovation of Grade II Listed period property in Chipping Campden
2021 Renovation of Grade II Listed property in Cheltenham
2024 Renovation and extension of Grade II Listed property in Pebworth

Awards:

2024 – Regional Winner RICS Community Benefit Awards Cidermill Theatre
2017 – National Finalist RICS Conservation Holy Trinity Church Stratford upon Avon
2005 - National Finalist in the LABC Built in Quality Awards Sunnyside
1981 and 1982 First prize winner in the Lovell Prize giving awards for the ONC college years

Career History prior to Dawn Lodge Associates

October 1989 – September 1990 – Managing Quantity Surveyor with Lovell Urban Renewal Ltd (Subsidiary company of Y J Lovell (Holdings) PLC)

Major Responsibilities: Financial management; control and reporting on all aspects of the commercial performance of the region

Financial control and reporting on all projects from inception to completion

Advice on contract conditions; Development Agreement terms

Recruited, trained and developed a team of surveyors

Major Projects: Design and Build of 33 Flats and Houses for Bradford and Northern Housing Association in Milton Keynes
Value: £1,200,000

Design, Build and Sale of 89 Flats and Houses at Briar Close, Evesham
Value: £5,250,000

Design, Build and Sale of 271 units at Grovelands, Tividale, West Midlands in partnership with the Black Country Development Corporation
Value: £8,900,000

Design, Build, Rent and sale of 116 units in Kingsway Hereford in association with Hereford City Council

March 1989 – September 1989 – Secondment to Bucknall Austin PLC

Major Projects: Midsummer Boulevard Milton Keynes. Office Development JCT 80 Private with Quantities
Value; £3,500,000

Etam Ollerton. Warehouse and office development. JCT 81 with Contractors Design
Value: £5,200,000

February 1988 – March 1989 – Internal promotion to Regional Senior Surveyor at Lovell Urban Renewal new offices at Black Country House, Oldbury

September 1983 – January 1988 – Surveyor with Lovell Partnerships Ltd (formerly Rendell Partnerships) based at Devizes Wiltshire

Major responsibility for Partnership projects in association with Local Authorities and Housing Associations

August 1980 – August 1984 – Four year Management Trainee Programme with F Rendell and Sons Ltd (subsidiary of Y J Lovell (Holdings) PLC)

Qualifications

Professional Associate of the Royal Institution of Chartered Surveyors
November 1989 (Quantity Surveying)

HNC Building Studies with Merits

ONC Building Studies with Merits

Membership

Royal Institution of Chartered Surveyors
Women in Property

Business History

- October 1990 -** Founded Dawn Lodge Associates
Chartered Surveyors and Project Managers
May 2003 Dawn Lodge Associates incorporated
- October 1999 -** Founded Dawn Lodge Investments
Development company specialising in the renovation of period
buildings

Home life: Family life - married with three children

Volunteering: RICS Volunteer 2005 -
Governor at Chipping Campden School 2004 - 2013
Chair of the Pebworth Party in the Park 2006 - 2013
Charitable Trustee of the Pebworth EYE 2004
Governor at Pebworth First School 1996 - 2003
Trustee of Campden Housing Association 2010 - 2016
Chair of Pebworth Rural Cinema 2016 –
Trustee of the Cidermill Theatre Chipping Campden School 2024 -