

National Library of Wales – Post Room Redevelopment

Modernising operational facilities within a live heritage environment

Client: National Library of Wales
Location: Aberystwyth

Project Overview

The Post Room Redevelopment project involved the modernisation and reconfiguration of operational facilities within the National Library of Wales. The scheme formed part of a wider estate improvement programme aimed at enhancing efficiency, functionality and the secure handling of materials within a nationally significant heritage building.

Client	National Library of Wales
Location	Aberystwyth
Contract Value	£1.81m
Procurement Route	JCT Intermediate Building Contract with Contractor's Design 2016
Start Date	January 2022
Completion Date	August 2022
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

The project was delivered within a complex and sensitive operational environment, presenting several key challenges:

- **Working within a live heritage building of national importance**
- **Maintaining uninterrupted library operations throughout construction**
- **Restricted site access within an existing, constrained structure**
- **Managing complex logistics, including craning materials over the building**

Careful planning and coordination were essential to ensure safe and efficient delivery.



Project Objectives

- Modernise and improve the functionality of the post room facility
- Enhance workflow efficiency and operational performance
- Deliver works within an operational heritage environment
- Maintain cost certainty and budget control
- Minimise disruption to library services and users



Scope of Works

Key elements of the project included:

- Redevelopment and reconfiguration of the existing post room facility
- Internal alterations to optimise operational layout and workflow
- Installation of new building services to support upgraded use
- Upgrading internal finishes and fittings
- Integration of contractor-designed elements to meet operational requirements

The works delivered a modernised facility aligned with the Library's operational needs.

Role & Services Provided

CQS Solutions were appointed as Quantity Surveyor, providing full cost consultancy services throughout the project lifecycle, including:

- Cost planning and budget management
- Procurement support under JCT Intermediate Contract
- Tender analysis and recommendations
- Ongoing cost control and financial reporting
- Assessment of valuations and variations
- Final account agreement



Through effective management and collaboration, the project was delivered within the agreed budget.

Overcoming Key Challenges

The Post Room Redevelopment required careful coordination within a live and operational heritage building, where maintaining functionality and minimising disruption were critical.

Restricted access within the existing structure required detailed logistics planning, including the use of crane operations to transport materials to the work area. Construction works were carefully sequenced and managed to ensure continued library operations, with close coordination between the contractor, estates team and project stakeholders.

Through proactive planning and collaboration, operational risks were identified early and effectively mitigated.

Project Complexity Overview

- Live heritage building maintained throughout construction
- Restricted access and logistics carefully managed
- Crane operations coordinated for material delivery
- Works sequenced to maintain operational continuity
- Programme and cost impacts proactively controlled

The Outcome

- Modernised and more efficient post room facility
- Improved operational workflows and service delivery
- Successful delivery within a live operational environment
- Strong cost control achieved within approved budget



The completed project supports the long-term operational efficiency of the National Library of Wales.

Testimonial / Client Details

"We had the pleasure of working with CQS Solutions on the Post Room redevelopment at the National Library of Wales. CQS Solutions contribution was invaluable throughout the entire process and their professionalism, attention to detail, and strong commercial awareness ensured that costs were carefully managed without compromising quality or project objectives. Clear, timely advice was provided and they maintained excellent communication with all the relevant parties, and demonstrated a proactive approach to identifying and resolving potential issues before they became problems. Their expertise in cost planning, procurement, contract administration, and financial reporting gave us confidence at every stage of the project. We would not hesitate to recommend their services to any organisation seeking reliable, knowledgeable, and highly professional quantity surveyors and we look forward to working with your team again in the future."

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The named contact is able to confirm the accuracy of the information provided and act as a referee if required.

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Delivering Projects Within Complex Operational Environments

CQS Solutions provide independent cost consultancy services across heritage, operational and public-sector environments.

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Quantity Surveying ◆ Project Management ◆ Employers Agent ◆