

CQS SOLUTIONS

Picton Castle Walled Garden Restoration

Restoring a historic garden within an active heritage visitor attraction

Client: The Picton Castle Trust
Location: Haverfordwest, Pembrokeshire

Project Overview

This National Lottery Heritage Fund-supported project involved the restoration and enhancement of the historic Walled Garden and associated buildings within the Picton Castle Estate. The works were delivered in a significant heritage setting and active visitor attraction, requiring careful consideration of conservation, public access, funding compliance and long-term sustainability.

Client	The Picton Castle Trust
Location	Picton Castle, Haverfordwest, Pembrokeshire
Contract Value	£817,269
Funding	National Lottery Heritage Fund
Start Date	September 2019
Completion Date	June 2021
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

Delivering conservation-led works within a live visitor destination presented several interconnected challenges:

- **Working safely within an active public attraction**
- **Protecting historic fabric through conservation-led refurbishment**
- **Managing restricted access and complex site logistics**
- **Responding to protected bat populations and grass snake habitats**
- **Maintaining affordability while safeguarding heritage value**
- **Meeting Heritage Fund requirements and budget constraints**

Heritage, ecology, visitor operations and funding requirements had to be managed together.



Project Objectives

- Restore and enhance the historic Walled Garden and associated buildings
- Protect the heritage significance and character of the Picton Castle Estate
- Improve the long-term sustainability and visitor experience of the site
- Maintain public access and safe operation throughout the works
- Deliver the Trust's conservation ambitions within the available grant-funded budget



Scope of Works

Key elements of the project included:

- Restoration and enhancement of the historic Walled Garden
- Conservation-led refurbishment of associated garden buildings and structures
- Works delivered within a sensitive heritage estate and active visitor destination
- Ecological mitigation and programme planning for protected species
- Supporting access, logistics and sequencing around ongoing visitor operations

The completed restoration safeguards the historic Walled Garden while enhancing its long-term sustainability and visitor experience.

Role & Services Provided

CQS Solutions were appointed as Quantity Surveyor, providing cost consultancy and commercial support throughout the project lifecycle, including:

- Cost planning and budget development
- Procurement and tender support
- Commercial management and financial control
- Regular cost reporting and forecasting
- Risk and contingency management
- Assessment of valuations and project changes
- Support for grant-funding compliance and value-for-money decisions



Proactive cost management kept the restoration aligned with the available funding while protecting the project's heritage objectives.

Overcoming Key Challenges

CQS Solutions worked closely with the Trust and design team to establish realistic budgets, contingency provisions and risk allowances from the outset.

Regular cost reporting and active cost management supported timely decisions and ensured the scheme remained affordable without compromising the heritage significance of the site.

Ecological constraints associated with protected bats and grass snakes were incorporated into programme assumptions, procurement information, contractor pricing and cost forecasts.

Project Complexity Overview

- Ecological mitigation costs incorporated into the budget
- Seasonal restrictions reflected in programme and pricing assumptions
- Ecological obligations clearly identified within procurement documentation
- Contingency allowances established for ecological and heritage risks
- Potential programme impacts monitored through cost forecasts

The Outcome

- A critical heritage restoration project delivered successfully
- The Trust's requirements translated into a focused and deliverable scheme
- Conservation outcomes achieved within the agreed cost envelope
- Protected species and programme risks managed proactively
- A restored Walled Garden supporting the estate's long-term visitor offer



Heritage value, affordability and visitor experience were balanced throughout delivery.

Testimonial / Client Details

"For Picton Castle's Walled Garden Project, CQS Solutions provided detailed and focused support to develop an innovative brief that enabled the successful delivery of a critical heritage restoration project. The working approach from CQS Solutions was open, listening and engaging. They took the requirements and, using their insight and structured approach, produced a scheme that both exceeded expectations and was within the cost envelope. I would recommend CQS Solutions without hesitation."

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

CQS SOLUTIONS

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Supporting the Conservation of Historic Places

CQS Solutions provide independent quantity surveying, cost consultancy and commercial management services across heritage, regeneration and visitor destination projects.

Get in touch:
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Quantity Surveying ◆ Project Management ◆ Employer's Agent ◆