



CELLSTRUCT
BUILDING GROUP

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BAYLEY HOUSE

PROJECT SIZE:	APPROX. 300SQM
PROJECT COST:	\$1.1M
PROJECT SCHEDULE:	9 MONTHS (COMPLETED 1 MONTH EARLY OCT 2013 - JUNE 2014)
PROJECT MANAGER:	GRAEME AINLEY
SITE FOREMAN:	PETER BARNETT
PROJECT TYPE:	COMMUNITY; NEW BUILD
DESIGNER:	HEDE ARCHITECTS



Bayley House is a not-for-profit organisation that has offered support to adults with intellectual disabilities since 1951. The construction of the latest Bayley House by CBG in Mentone helps to increase the amazing support offered to these adults and their families.

The original dwelling was demolished and replaced with a single storey, wheel chair accessible, special purpose accommodation home comprising 6 bedrooms with ensuite, 2 shared disabled bathrooms, kitchen/meals, 2 living, laundry, carers office, 2 outdoor spaces, and 2 driveways; one allowing bus access. Before construction had even begun, CBG was faced with an underestimated asbestos issue that was safely and efficiently dealt with so that there were no delays to the project schedule.

Being a special purpose residence, there were numerous levels of compliance complexity, but none that CBG were not already familiar with. Some of these include:

- Adjustable bench top in the kitchen/dinning area
- Internal sprinkler system
- Ceiling hoists in bathrooms
- Fully equipped disabled bathrooms
- Fire and emergency exit signage

While the practicality and functionality of the build were paramount to the client in order to meet the needs of its residents, the internal and external aesthetics and finishes were also important and CBG's attention to design and detail ensured the client was not left dissatisfied.



Cellstruct built this important facility for us in a professional and experienced manner. The project was delivered inside the time frame and on budget with no hassle. Their project team worked well with Bayley House Management and our Architect, to achieve a pleasing result. We would happily use them again.

Bruce Salvin - CEO Bayley House

The place looks great. Thank you for doing a great job.

Paul Hede - Hede Architects

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