

PHOENIX CONSTRUCTION SERVICES LTD

LEADERS IN COLLABORATIVE CONSTRUCTION AND FIT-OUT DELIVERY

RESIDENTIAL

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Residential By Phoenix Construction

Examples of Our Teams Previous Experience:

Our design and delivery team at Phoenix come with an enormous experience of delivering high end residential properties. Whether working on a traditional contract or Design & Build we are able to offer a single, mult-disciplined point of contact for all of our client needs. Our Design Manager Stephen Sawkings RIBA has many years experience in preparing design solutions that meet and often exceed our clients expectations and our Planner Chris Frost MRTPI has an enviable success rate in obtaining planning consents on difficult sites. There follows examples of some of our teams completed projects.

Project Examples: **Hitherbury House £3m**

The project is for the design and construction of an 8,000ft² luxury residential property and surrounding grounds circa £3m. The works include extensive piled foundations and the construction of contiguous piled retaining walls to take account of the sloping site. The interior finish is to a very high standard and includes top of the range swimming pool, jacuzzi, cinema room and AV systems.



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Project Examples: Knights Yard £1.8m

8-10 Bell Street a Grade II listed building has been at the nucleus of Reigate since medieval times and had hosted a draper's store since the 1700's while number 10 had been The Grapes Inn – an important stop for coaches running from London to Brighton in the 1800's. Our client acquired the site with a view to rejuvenating the retail space and creating a collection of high-end apartments, the combination of which would safeguard the future of the building whilst still acknowledging its role in Reigate's past.

Given the prominence of this project we were joined in our redevelopment efforts not just by the local Conservation Officer but also by the Reigate Society and the Reigate Business Guild. For the benefit of the whole town, the heritage of 8-10 Bell Street had to be preserved. With the privilege of having orchestrated this restoration, we were able to honour its history and pedigree but also give the site a modern, high end purpose that will safeguard it for years to come.



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Project Examples: Little Ivelle Farm £1.2m

Originally two dilapidated cow barns with a chequered planning history, both barns have been rebuilt sympathetically to their original style. The modern interiors and striking glass link create dramatic airy entertainment spaces for the homeowners. Completed May 2017.



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Project Examples: Munstead Place £3m

One of Edwin Lutyens first houses, this was constructed in 1892 for a local wine merchant in Godalming. It was opposite Munstead Wood, the home of Gertrude Jekyll, landscape architect, and it was her that obtained the commission for Edwin Lutyens for this house. She also designed the 'Dutch Garden' to the south of the property.

The Grade II listed house was purchased by a property developer for his own use and was totally refurbished over a period of 2 years. Working with the conservation officer, we were able to modernise the property to include for basement wine cellar, complete IT and AV solution, underfloor heating and contemporary bathrooms and wet rooms.



In addition, the gardens sought inspiration from previous Lutyens and Jekyll designs and were fully landscaped to complement the house and to remove the dominance of the car against the elevations of the dwelling.

The contract value was £3.2 million.



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Project Examples: Merrist Wood Cottages £300k

Works comprised the external refurbishment of the Charles Norman Shaw Grade II Listed gate lodges on the Merrist Wood Estate. Works were undertaken under the control of the Local Authority listed buildings officer.



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Project Examples: Chesham House £460k

Works were for the redevelopment of a Grade II Listed property to create 7 high end apartments.



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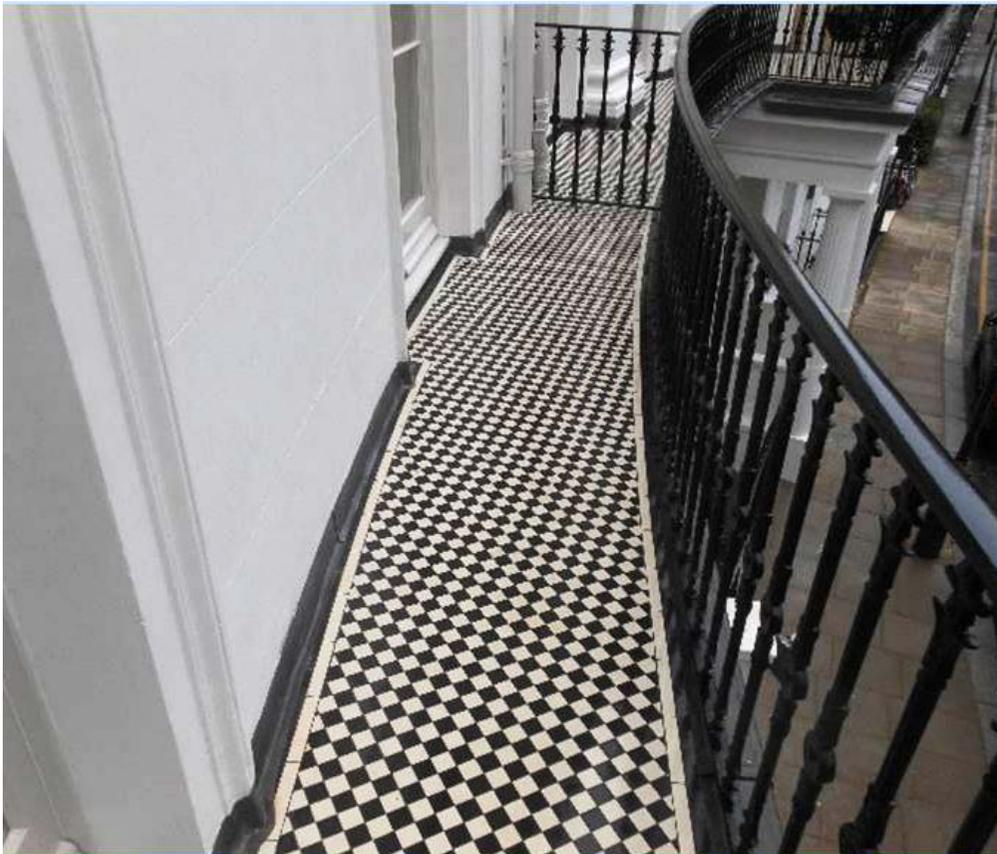
Project Examples: Brompton Square £4m

This high-end residential Grade One Listed project included a double basement dig, and featured an underground spa area.

The high-quality internals included over £40K of lights infused with gold and bronze forming a dramatic impact upon an otherwise plain but sophisticated backdrop. All of the carpets and the terrazzo marble covering to the spa walls were bespoke to this property.

The final decorations of the house were arranged to complement the client's art collection.

The garden was designed and built by award-winning gardener Christopher Bradley-Hole.



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Project Examples: New Build House, Cuffley £3.3m

The project is for the design and construction of an 8,000ft² luxury residential property and surrounding grounds circa £4m. The works include extensive piled foundations and the construction of contiguous piled retaining walls to take account of the sloping site. The interior finish is to a very high standard and includes top of the range swimming pool, jacuzzi, cinema room and AV systems.



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Project Examples: Hedgehog Gate £400k

A private dwelling of some 1700sqft. This was designed by a local architect for his and his own wives' use. It utilised rendered external wall insulation on single skin masonry blockwork construction with a steel Tata Colourcoat standing seam roof finish. Construction took 8 months and the contract sum was £400,000.00.



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Project Examples: Olivo £600k

This was a challenging project in terms of planning, but after a carefully crafted planning strategy, approval for the new dwelling was granted in 2018. The home was considered as a 'downsize' dwelling, looking to create all necessary creature comforts for a relaxed retirement.

The single storey design was a conscious decision for how the occupants wished to live in the future, but also assisted accommodating reasonably strict planning controls. Materials were carefully selected to offer a more agricultural-commercial image to suit the dwellings location.

Overall accommodation provided some 2000sqft of usable space, providing for 3 double bedrooms, study, large utility and dog quarters and contemporary open plan kitchen, living and dining space.

Construction commenced in early 2019 with occupation in mid-2020. The contract sum including bespoke fixtures and fittings was £600,000.00.



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