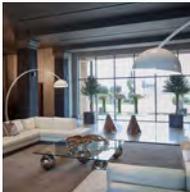
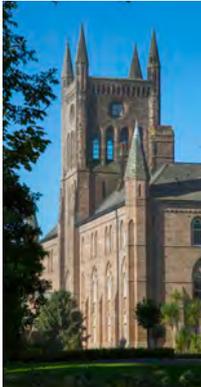


P J L I V E S E Y





THE P J LIVESEY STORY

INTRODUCTION

In a world dominated by mass production it can often seem as though the quality and craft of building and architecture have been left behind. The beautiful buildings of Britain were created with vision, passion and craft. Few would argue these qualities are becoming increasingly rare in today's construction industry.

For over 40 years the P J Livesey Group has been at the forefront of specialist property development and restoration, taking a determined approach to put quality first every time. The company was founded in 1979 and we have built our reputation through the painstaking renovation of some of the finest period properties in the country. Projects such as High Lawn, Bostock Hall, Wyfold Court, Ingress Abbey and Hill Hall won immediate acclaim and have given the company a secure foundation for expansion.

Our strength is residential development, providing long term futures to historic buildings and their grounds. Our aim is to create individually designed sustainable developments in which people are

proud to live. We in turn take great pride in how closely we work with owners, local authorities and communities to secure planning for new uses. Partnerships are a key cornerstone in our success, and over the years we have formed excellent relationships with local authorities, conservation groups such as English Heritage, the Victorian Society, the Georgian Group and most major national house builders.

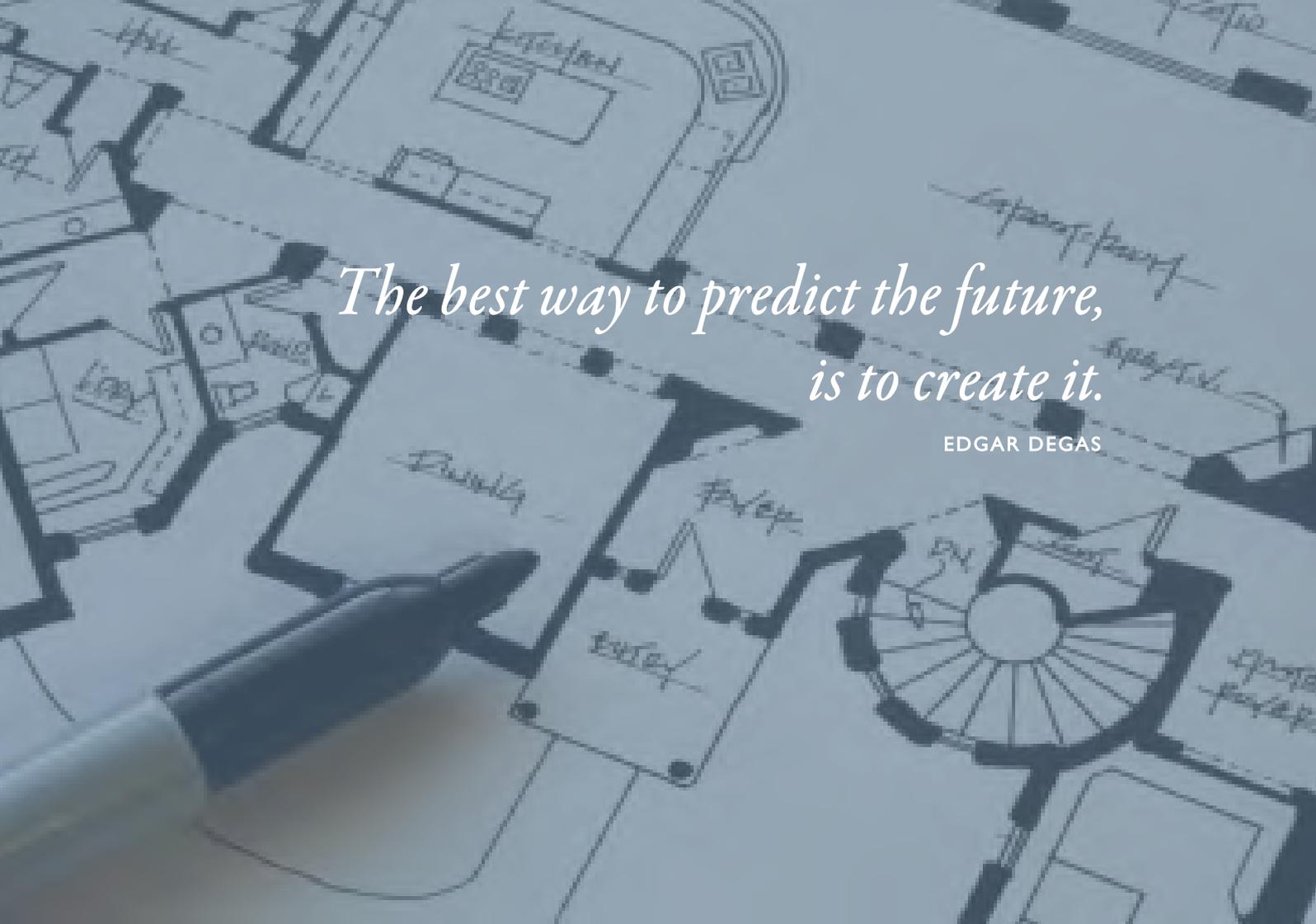
We took the step right from our inception to look holistically at the difficulties of successfully converting buildings and to provide a single solution covering aesthetics, design, construction, costs, interior design, furniture and fittings. This in-house philosophy will continue to be the major factor in how we approach our developments in the future.

Wherever we build our developments, whatever the property price, a P J Livesey home allows you to make the most of your life. This comes from always thinking about, and listening to, how people are living their lives before putting pen to plan, this ensures a home that's designed with real

individuality as well as genuine practicality, both in the big things and the little touches.

The P J Livesey Group vision has grown to include new build developments, combining the renovation of a period property with sympathetically designed new homes within its grounds. As this vision expands, in recent times the group has created developments completely consisting solely of newly conceived individually designed homes.

Whatever the challenge, our central design philosophy has and will always remain the same throughout our continuing growth.



*The best way to predict the future,
is to create it.*

EDGAR DEGAS

P J LIVESEY

THE EARLY YEARS



The experience and knowledge gained in the early years provided the impetus for growth into a highly specialised sector of the house building industry along with developing a sensitivity for adjacent new build properties. The art of providing a new use for a redundant historic or listed property is based on compromise: without which there is no future for the UK's buildings at risk.

Our many years of dealing with the sensitive problems that occur in Listed Buildings and Scheduled Ancient Monuments provides a much needed degree of assurance for those charged with their protection. The open and frank discussions held prior to our purchase of a property and the continuing discussions held during the construction period provide a joint understanding of a buildings problems and eventual solutions.



1982 EARLSLEIGH, BOWDON

Victorian Mansion within a conservation Area

Conversion of the main house to apartments with 4 luxury mews homes set in the rear garden's stable block.

1986 CHOMLEA, BOWDON

Victorian Mansion within a conservation Area

Conversion of the main house to apartments with new build mews houses. Finished development comprised of 13 newly build homes and 5 converted properties.

1990 HIGH LAWN, BOWDON

Victorian Mansion, Grade II listed building

Conversion of the main house to apartments with excavated formal garden area replaced by apartments at low level and restored roof garden.

1993 RICHMOND GREEN, BOWDON

Victorian Mansion within a conservation area

Conversion of the main house into 2 homes with 5 newly built luxury homes to the rear garden areas.

1994 SOMERFORD HALL STABLES

Victorian Stables, Grade II listed in open countryside

Conversion of the stables into mews cottages with completion of the central courtyard and newly built extension buildings.

1995 WINDLEHURST HALL, HIGH LEIGH

Victorian Mansion within greenbelt area

Rebuild of the delapidated Main Hall re-using reclaimed materials and creating a courtyard of town houses.

1998 VILLAGE BARN, CHURCH MINSHULL

16th Century farm house & Victorian barns

Refurbishment of the farm house and conversion of barns into mews properties with 5 newly built houses and 2 properties.

1999 WYFOLD COURT, OXFORDSHIRE

Victorian Mansion, Grade II listed on a brownfield site

Conversion of the French Gothic Mansion into 11 magnificent apartments with underground parking.

HIGH LAWN

BEFORE



AFTER



HIGH LAWN

Grade II Art Deco Mansion

Built in 1875, High Lawn is one of Bowdon's most recognisable landmarks. The building stood derelict until The P J Livesey Group worked closely with the Royal Society of Historical Monuments & Buildings and the conservation planners of Bowdon.

An internal steel frame was required to stabilise the structure and we were able to restore the marble entrance hallway along with crystal chandeliers. The mansion was renovated and converted into 8 individually designed exclusive apartments and were the first apartments to achieve a price over half a million in the North West of England.

BOSTOCK HALL

BEFORE



BOSTOCK ESTATE

Grade II Greenbelt site*

A derelict Cheshire Victorian Model Estate, previously used as a secure boarding school for boys, featuring 13 acres of land, a main hall, servants wing, stable block, racquets court, snooker room, school house, Rolls Royce garage, estate managers house and farm building.

The whole development was converted for residential use, featuring 68 properties in total, with ancillary car parking and new build homes.

AFTER



BOSTOCK HALL

AERIAL PHOTOGRAPHY





Experience is one thing you can't get for nothing.

OSCAR WILDE

PLATTS HALL

BEFORE



AFTER



PLATTS HALL

Grade II 16th Century Hall

Originally a half-timbered manor house in Lostock, dating back to the 1630s. The building was registered by Vale Royal Council as a Grade II listed 'Building at Risk', situated in an incongruous location.

The P J Livesey Group completed a full re-siting of the 16th Century Hall, dismantled, refurbished and relocated at Bostock Hall Estate as a single residence build.



WYFOLD COURT

BEFORE



WYFOLD COURT *Grade II**

A Victorian Mansion which once served as Administration Offices for the Borocourt Mental Institution. Wyfold Court presents a magnificent facade within its 180 acre estate.

The building was renovated and converted into 11 extraordinary apartments featuring an underground car-park.

AFTER



WYFOLD COURT

AERIAL PHOTOGRAPHY



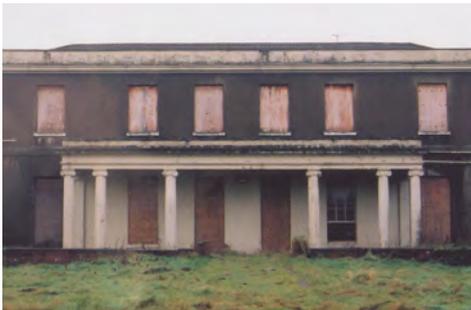


All experience is an arch to build upon.

HENRY FORD

RUFFORD NEW HALL

BEFORE



RUFFORD NEW HALL

Grade II

A former Country House, built in 1760. In 1920, Rufford New Hall was bought by Lancashire City Council and was converted for use as a Hospital. The Main Hall was converted into 9 substantial properties and the stable block into 12 mews style houses. The development also saw the construction of 16 newly built properties within the servant's wing.

AFTER



EAGLEY MILLS

BEFORE



AFTER



EAGLEY MILLS
Grade II

Originally Cotton Mills, situated in Bolton, built in the 1870's. The site featured the refurbishment of 3 mill buildings and its associated out buildings including major structural alterations to provide core facilities, mezzanine and penthouse areas.

There were a total of 160 conversion properties within the mills along with the construction of 17 newly built properties.

WHITLINGHAM HALL

BEFORE



AFTER



WHITLINGHAM HALL

Grade II

Built in 1865 as Crown Point Hall for Sir Robert John Harvey. In 1955 Whitlingham Hall became Whitlingham Hospital and was used as a convalescing home. The Hall was converted into an exclusive gated development of individual homes, consisting of 8 properties in the main hall, 14 properties in the stable block and 4 apartments in the Arts & Crafts Boardman Wing building. The project also included 25 new build properties in new courtyards within the Hall grounds.



HILL HALL

BEFORE



HILL HALL *Grade I*

Hill Hall is a magnificent English Heritage property built between 1569-75 standing on 50 hectares (120 acres) of land. During World War II, Hill Hall was used as a maternity home and then went on to become a women's open prison in 1952 whose unwilling guests included Christine Keeler. The site is also a Scheduled Ancient Monument.

In 1969, an inmate of the prison set the mansion alight causing fire to rage through this exceptional Elizabethan structure destroying most of the building. The Hall was converted into 20 properties of the highest calibre including the reinstatement of the Grand Hall swimming pool and fishing pond.

AFTER



ALLERTON PRIORY

BEFORE



ALLERTON PRIORY *Grade II**

Situated in Liverpool, the property was built in the early 1800s designed by the Architect Alfred Waterhouse. The group created 18 unique properties from the conversion of the main hall and school room.



AFTER



ALLERTON PRIORY

AERIAL PHOTOGRAPHY





*A building is not just a place to be,
but a way to be.*

FRANK LLOYD WRIGHT

CLAYBURY HALL

BEFORE



CLAYBURY HALL

Grade II

A derelict administrative building for a large institutional asylum, this building was part of the Claybury Hospital in Repton Park, Essex. We refurbished and converted the main hall into 15 apartments. We also designed and built three new build town house properties upon the footprints of the semi-collapsed stable block.

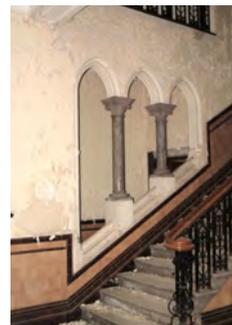


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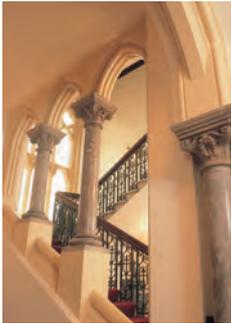


CLAYBURY VILLAS

BEFORE



AFTER



CLAYBURY VILLAS

Grade II

Two former administration buildings within the Claybury Hospital Grounds, Repton Park, Essex. The properties were heavily vandalised and needed careful attention. The final conversion featured 11 astonishing properties.



INGRESS ABBEY

BEFORE



AFTER



INGRESS ABBEY

Grade II

Ingress Abbey is a Neo-gothic Jacobean-style country house in Kent. The property was in such poor condition all parties had proposed recording and demolition only. The Abbey required a 65% rebuild and conversion. Built using materials from the old London Bridge. After the shell and core was completed by ourselves, 'Crest Nicholson' then took ownership.



OAKBROOK HOSPITAL

BEFORE



OAKBROOK HOSPITAL *Grade II*

Founded in 1739, Hammersmith, London. This building with its highly ornate stucco exterior was one of the oldest maternity hospitals in Europe.

The building was converted into just 8 substantial individually designed apartments.

AFTER - OAKBROOK



MIDDLEWOOD HOSPITAL

BEFORE



MIDDLEWOOD HOSPITAL

The building was a former psychiatric hospital situated in South Yorkshire. The hospital closed in 1996 and remained derelict for many years. The local authority contacted us in a last attempt to save the building from demolition.

The renovation consisted of a rear extension and conversion of the main building to form 84 properties.

AFTER - KINGSWOOD HALL



CROSSLEY HOSPITAL

BEFORE



CROSSLEY HOSPITAL *Grade II*

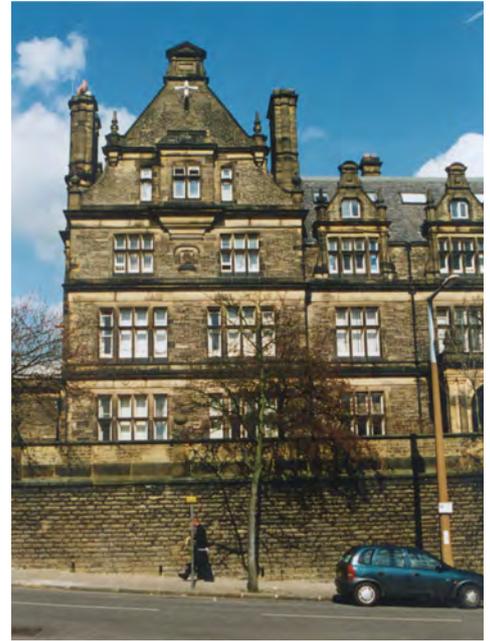
Originally opened in 1905 and operated as a tuberculosis sanatorium situated on the outer edge of Delamere Forest, Cheshire. The group transformed the main hospital building into 40 apartments, along with 30 conversion properties in the out buildings and 14 newly built homes. The site comprises of 84 properties in total.

AFTER - KINGSLEY PARK

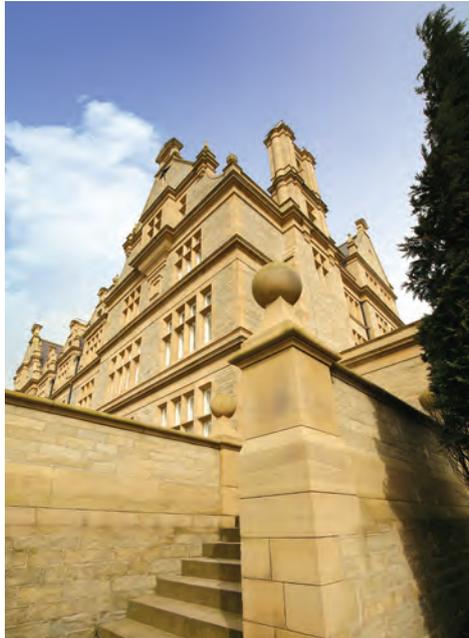
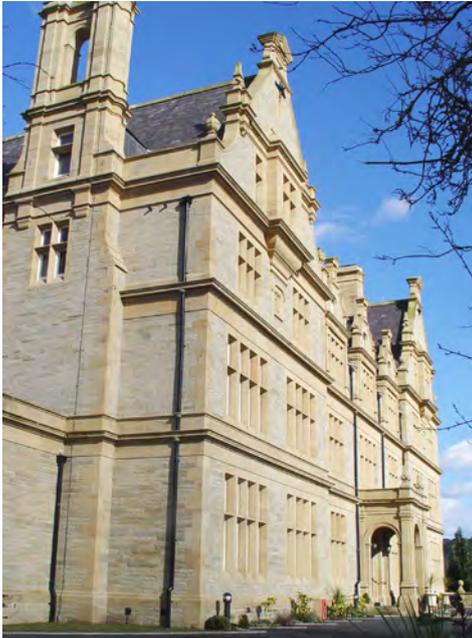


THE ROYAL HALIFAX HOSPITAL

BEFORE



AFTER - THE ROYAL



THE ROYAL HALIFAX HOSPITAL *Grade II*

From 1896 this building had served as an Infirmary for the residents of Halifax. The Victorian complex had 8 ward blocks, and accident & emergency ward, mortuary and lodge house. The conversion of the Hospital with the inclusion of newly built town houses totalled 169 properties.

CROW HALL

BEFORE



AFTER



CROW HALL
Grade II

A 16th Century Georgian Hall, situated in Norfolk and was last used as a commune. It was converted into 4 individual properties within the hall, with 50 properties built in the grounds, designed to represent the barns and out buildings.



ILEX MILL

BEFORE



ILEX MILL

Grade II

Built in 1856, situated in Rawtenstall, Lancashire. This 5 storey former cotton mill had been subject to several failed redevelopment schemes including threats of demolition since the 1980's despite the buildings listed status. The mill was renovated and converted into a collection of contemporary apartments with the majority of the car parking located under cover within part of the original building.

AFTER



EDWARD ENGLAND WHARF

BEFORE



EDWARD ENGLAND WHARF

Grade II

Situated in Cardiff, the three separate warehouses were previously used for the storage of potatoes. The group converted the warehouses into 50 contemporary properties and added an extension to form 'loft type' apartments, with a new underground car-park.



AFTER



READ MILLS

BEFORE



READ MILLS *Grade II*

A river frontage regeneration project, consisting of listed mills and fisherman's cottages, flour stilo, terrace of road front properties, public house, wharf and storage sheds.

A mixed use regeneration project, the group created 38 properties within the refurbished mill buildings. 117 newly built properties, including riverside moorings and viewing galleries.

AFTER



BARNESLEY COLLEGE

BEFORE



BARNESLEY COLLEGE

Grade II

Built in 1909 in South Yorkshire as a High School for girls, and later became a Technical College. The College was converted into 62 apartments in total.

AFTER - COLLEGE HOUSE



FAIRFIELD HOSPITAL

BEFORE



AFTER - FAIRFIELD HALL



FAIRFIELD HOSPITAL

Grade II

The construction of the three counties asylum commenced in 1856 on a 253 acre site and was completed in 1860. The hospital catered for psychiatric patients from Bedfordshire, Hertfordshire and Huntingdonshire.

The hospital regeneration project was mixed use, consisting of 228 refurbished properties, 56 newly built properties, a restaurant, private health club and spa. A student college also incorporates cycle/walk ways, along with swimming pool, crèche, cricket club, bowls club with on-site school and shops. The whole redevelopment of the hospital site and grounds constitutes a village called Fairfield Park, which became a civil parish in 2013.

FAIRFIELD HALL

AERIAL PHOTOGRAPHY





*We require from buildings two kinds of goodness.
First, the doing of their practical duty well then
that they be graceful and pleasing in doing it.*

JOHN RUSKIN

HAYLE MILL

BEFORE



AFTER



HAYLE MILL
*Grade II**

A 16th Century Paper Mill with timber frame, built around the 1800's in Kent. A complex conversion of existing buildings into 28 new properties, overlooking the tranquil waters edge with 14 newly built properties.

HAYLE MILL

AERIAL PHOTOGRAPHY





*We are what we repeatedly do.
Excellence then, is not an act but a habit.*

ARISTOTLE

HIGHCROFT HOSPITAL

BEFORE

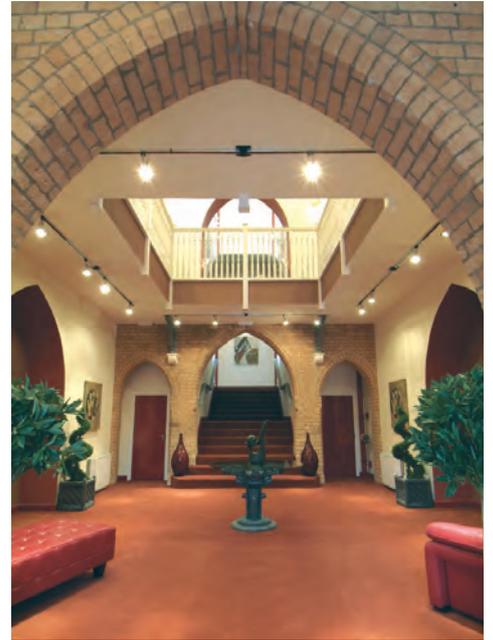
HIGHCROFT HOSPITAL

Grade II

Built between 1869 and 187, the hospital closed in 1996 and lay derelict for eight years. The Victorian Administration Villa was transformed into 60 individually designed properties featuring a grand main entrance.



AFTER - HIGHCROFT HALL



PARKWOOD MILLS

BEFORE



AFTER



PARKWOOD MILLS
Grade II

Parkwood Mills, situated in Yorkshire, formerly a weaving and spinning mill complex with Mill offices and Mill pond. The regeneration of the mills consisted of 180 units within the refurbished mills, offices and outbuildings with limited new build development and ancillary parking. Also included infrastructure works to surrounding roads and services.



PARKWOOD MILLS

AERIAL PHOTOGRAPHY





*Listed buildings are a gateway to the past,
all you need is the vision and keys to open it
and bring it forward to the future!*

RALPH BROCKLEHURST

HOLDEN MILL

BEFORE



AFTER - THE COTTONWORKS



HOLDEN MILL

Grade II

Located in Lancashire. The building has two accolades the first being it was the first electric powered mill in Bolton and the last mill to be built in Bolton. One floor is over 300,000 square feet. Converted to house 298 properties with unique pillars and a charming 'winter garden'.



WITHINGTON HOSPITAL

BEFORE



AFTER - DIDSBURY GATE



WITHINGTON HOSPITAL *Grade II*

A redundant NHS property built in 1854, previously a Victorian Workhouse.

The main cruciform building was converted into 101 properties, with the two lodge wings totalling 29 properties and 49 newly built homes.

The completed site incorporated 177 highly sought after homes.





ESSENDON HALL

BEFORE



ESSENDON HALL

Grade II

A Victorian Facade with 16th Century core. The Main Hall, Stable Block, School House and Chapel, were all restored and converted into seventeen substantial executive properties.



AFTER



IDE HILL

BEFORE



AFTER



IDE HILL
Grade II

A Georgian Country Mansion with Stable Block and Orangery, the building was last used as a care home. The group undertook the conversion of the main hall and outbuildings to 14 substantial high quality properties.

NEEDHAM HALL

BEFORE



AFTER



NEEDHAM HALL

Grade II

Situated in Didsbury, Manchester. Needham hall is a Victorian Mansion House which last use was as halls of residence for the Manchester University. Continuing the Group's long association with this area, the main hall was converted to 11 properties with 38 newly built properties within the grounds.



STONE HOUSE HOSPITAL

BEFORE



AFTER - THE RESIDENCE



STONE HOUSE HOSPITAL *Grade II*

A former City of London mental hospital, constructed between 1862 and 1866. As of November 2007 the building had been closed and had been vacant for 10 years, before its re-development into luxury apartments.

A total of 93 properties were converted from the main grade listed building and an additional 51 newly built homes created.



ST ANNE'S HOSPITAL

BEFORE



AFTER - BOWDON PLACE



ST ANNE'S HOSPITAL

Grade II

Originally 'Beech Grove', a family home, constructed in 1837, and became a hospital in 1885. St Anne's Hospital had been standing empty for 11 years and was in an very poor condition when the Group exchanged contracts in spring 2011.

23 properties have been completed at 'Bowdon Place', including 3 new build houses. The development has been commended by the local authority, with our approach praised as an example of how other developers should approach sites in the area.

THE MALTINGS

BEFORE



AFTER - WATERSIDE MALTINGS



THE MALTINGS

Steeped in history. One of the most derelict sites the group have undertaken, having been through fire damage and been unused since 1999 (over 10 years derelict). The building had undertaken several failed redevelopment attempts by other developers. The site's fascinating history began 1832 with works to the Silk Mill and then conversion into a Maltings in 1894. An original box turner from the site's waterwheel is proudly on display at The National Brewery Centre in Burton upon Trent, and bricks depicting the graffiti of U.S. servicemen stationed on the site during WWII have are viewable at the Norfolk and Suffolk Aviation Museum.

Work started on site in 2012, the group completed conversion in the main hall and built town houses using the original archway walling. The final site totalled to 22 converted houses and apartments. Alongside 83 new build houses across the rear of the site.

THE MALTINGS

INFORMATION



The Maltings were converted into a silk mill which was used as a warehouse during WW2. Many of the American soldiers who were stationed here carved their names into the bricks. One of the conditions of redevelopment was to preserve these bricks so they were carefully removed by hand, cleaned and given to the Norfolk and Suffolk Aviation Museum at Flixton.

The bricks were photographed and fully documented, and then carefully removed before being given to the museum. Since May 2014, the selection of the bricks has been on permanent display. There were over 45 names written on the bricks at Ditchingham Maltings.





You can design and create, and build the most wonderful place in the world, but it takes people to make the dream a reality.

WALT DISNEY

LANCASTER MOOR

BEFORE



AFTER - THE RESIDENCE



LANCASTER MOOR

Grade II

An icon on the Lancaster skyline, this former mental asylum closed in the year 2000 and remained vacant ever since. Comprising of 15 hectares dominated by the main Grade II listed Annex building and the smaller Campbell House. The site had languished for several years on the English Heritage 'Building at Risk' register.



Working closely with the HCA as landowner, The group agreed an ingenious approach to save the listed buildings with enabling new build developments. The main building was converted into 180 apartments and 7 houses within Campbell house. The main tower was converted into just one apartment, split over multiple floors with astonishing views of Lancaster.





LANCASTER MOOR

AERIAL PHOTOGRAPHY





*Trying to tear down your past prohibits you
from building up your future.*

LIL WAYNE

MOSTYN SCHOOL HOUSE

BEFORE



AFTER - MOSTYN PLACE



MOSTYN HOUSE SCHOOL, Grade II

Mostyn House School has been an icon on the main promenade of Parkgate for over 150 years. Originally constructed in 1854, former private school owned by the Grenfell family. The school closed in 2010 and soon after the building fell into disrepair, with the roof structure on one of the buildings becoming so dangerous it needed extensive propping.

After exchanging contracts in late 2012, the group achieved planning in Summer 2013 for conversion of the Grade II listed school buildings into 45 properties, together with 40 new build houses as enabling development in the grounds.

WHARFEDALE HOSPITAL

BEFORE



WHARFEDALE HOSPITAL

Grade II

Typical of many Victorian era hospitals, this range of listed buildings was replaced by the new Wharfedale Hospital in 2005 after 132 years of service in the town. The HCA acquired the site under the Hospital Sites Programme and in 2012 selected the P J Livesey Group as their preferred developer. Although the site had an existing planning consent we refined this to deliver a lower density and higher quality scheme, achieving planning in late 2013. The development comprises of 61 units in total with 37 refurbished properties within six existing listed buildings, along with a further 24 new build houses. Conversion started on site in 2014 and completed in Autumn 2016.

AFTER - WHARFEDALE PARK



WHARFDALE HOSPITAL

INFORMATION



Wharfedale hospital was a wonderful site to work on, understanding and converting the original Victorian hospital buildings, bringing them back to life and combining them with a mix of sensitive new build homes. There have been some truly interesting points along the way including the discovery of a time-capsule, untouched since the hospital's foundation stone was laid more than a century before. The 110-year-old time capsule was found under the foundation of the former Yorkshire hospital. The large, glass jar was discovered completely intact at Wharfedale Hospital in Otley.

Georgina Livesey, director of P J Livesey, said: "The jar was found in a hollow in the foundation stone as a new doorway was being built. Stone masons were very careful when moving it not to damage anything."

"We thought it would be exciting and something which school kids would like to see and for them to get a sense of the time and to see pictures from what it looked like."

We opened the capsule and preserved the contents and with help from local schoolchildren re-filled and re-sealed the glass jar and it is now reburied on the site for future generations to discover. The team carefully removed five newspapers, all dated from August 19, 1905, from the jar. There were also coins, and a diary which had disintegrated in the damp.



*One of the wonderful things about
working on heritage buildings is you
never know what you will find!*

GEORGINA LIVESEY

WESTWOOD HOSPITAL

BEFORE

WESTWOOD HOSPITAL

Grade II

Opened in 1861 as a workhouse, Westwood Hospital occupies a stunning setting overlooking the ancient Westwood Pasture on the edge of the Historic town, Beverley.

The NHS selected P J Livesey in 2012, given the specialist nature of the redevelopment. The Main Building and Beaver cottage was converted into 30 apartments/houses. With an additional 30 newly built homes.



AFTER - WESTWOOD PARK



TERRY'S CHOCOLATE FACTORY

BEFORE



AFTER - THE RESIDENCE



TERRY'S CHOCOLATE FACTORY *Grade II*

The distinctive former Terry's Chocolate Factory and iconic listed buildings. This prominent 14 acre site stands on the edge of the historic city of York overlooking the famous racecourse and the picturesque River Ouse. When Henry Boot Developments needed a specialist developer to create a flagship centrepiece for their wider redevelopment they approached the P J Livesey Group.

The main building was converted into over 160 luxury apartments, with some featuring astonishing views of the racecourse from private terraces. The sheer scale of the building and its heritage significance needed all the company's skill in order to convert and we are delighted that this has been recognised with a number of awards.





THE RESIDENCE
YORK





MMU DIDSBURY CAMPUS

BEFORE

MMU DIDSBURY CAMPUS

Grade II

After closure in 2014, the Manchester Metropolitan University's Didsbury Campus was earmarked for a landmark scheme within the North West, with Manchester City Council having aspirations to retain affluent residents with the City boundaries. The group were selected a preferred developer, and working collaboratively with both MMU and MCC we achieved planning for 45 converted properties in a range of listed buildings, together with 47 'superhomes' designed by acclaimed architects Calderpeel. Designed specifically to cater for buyers spending £1m and above, every house is individually designed.



AFTER - ST JAMES PARK



CEDAR HOUSE

BEFORE

CEDAR HOUSE

Woodbridge

A local icon, Cedar House situated in Woodbridge, Suffolk is believed to have been built between the late 18th and early 19th centuries, although major alterations were carried out during the late Victorian or Edwardian eras.

The restoration of the project formed part of a scheme to construct seven bespoke detached executive homes within the mature grounds. The chimney was retained together with the distinctive double pitch roof and the original gable wall exposed and restored. Original sash windows on the first floor were removed and refurbished by hand in our work shop. An existing bay window, on what was the rear of the house, was restored and a second symmetrical bay formed to balance the façade and create a handsome new frontage.



AFTER



WALNUT TREE HOSPITAL

BEFORE



AFTER - ST GREGORY'S PLACE



WALNUT TREE HOSPITAL

Built in the 1837, situated within a secluded leafy setting on the edge of the River Stour. The group converted the main building into 30 outstanding apartments with feature high ceilings and spacious open plan living. The scheme also included newly build family homes.



ALDERLEY PARK

BEFORE

ALDERLEY PARK *Grade II*

The 200-acre Park is one of the treasures of the North West with mature woodland, rolling fields and a lake.

The site contains two courtyard conversions and the Waterloo Barn. With the East Courtyard being a Grade II listed building. The buildings were converted into 16 homes and 17 new build homes creating a third courtyard.



AFTER - THE HISTORIC QUARTER



825 WILMSLOW ROAD

BEFORE



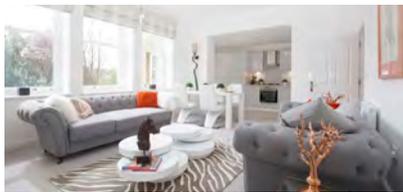
AFTER - 825 DIDSBURY



825 WILMSLOW ROAD *Didsbury*

The principal building on this site is a Grade II listed former villa, The Cedars, built in c.1857 and attributed to architect Edward Walters. Work began in 2019 at 825 Wilmslow Road, Didsbury to convert the listed buildings and former offices into stunning residential properties. The project will see Cedar House, converted into grand apartments. The Coach House which once served the villa will become two properties with the entrance Lodge also restored to create one unique property.

The more recently constructed red brick Parklands building has been retained and converted to provide 39 contemporary apartments. A second office building, Aspen House, will be demolished to make way for 22 new build homes. Once finished the site will provide 85 new homes.





NEWLY BUILT HOMES



CHOMLEA

CHESHIRE



CHOMLEA

Cheshire

A courtyard development of town houses incorporating penthouses above.



EVENHOLME

CHESHIRE



EVENHOLME

Cheshire

A new build apartment block
with large individual apartments.

RINGLEY HEY

LANCASHIRE



RINGLEY HEY

Lancashire

An apartment development with underground parking and 11 large detached newly built family homes.



HILSTON HOUSE

CHESHIRE



HILSTON HOUSE

Cheshire

A development of coursed natural stone within the setting of a listed building.

RICHMOND GREEN

CHESHIRE



RICHMOND GREEN

Cheshire

Exclusive gated development with just 5 beautifully presented Victorian style detached family homes.

THE SQUARE

LANCASHIRE



THE SQUARE, RINGLEY CHASE *Lancashire*

It has always been a firm belief within the P J Livesey Group that new homes can be distinctive and full of character. This was achieved at Ringley Chase where a Georgian Square was recreated with stunning effect. The finest materials were used, a hallmark of every P J Livesey development, with polished granite, brass and gold fittings all featuring within the interiors. The tree lined courtyard was brought to life by the central landscaping and a spectacular stone fountain. A total of 23 houses were built in The Square.



HAYLE MILL

KENT



HAYLE MILL

Kent

14 newly built town house properties within the grounds of the former paper mill, Hayle Mill.



READ MILLS

NORFOLK



READ MILLS

Norfolk

A prestigious city centre riverside development. A collection of newly built apartments and penthouses, sympathetically designed to nest alongside the existing converted heritage buildings.



NEEDHAM HALL

DIDSBURY



NEEDHAM HALL

Didsbury

A development of modern town houses in the grounds of a Victorian Mansion, featuring large detached luxury family homes.



KINGSLEY PARK

CHESHIRE



KINGSLEY PARK *Cheshire*

A group of new build town houses situated in the grounds of a Grade II listed building, along with link-detached homes on a private gated development.



WEST COURT

MANCHESTER



WEST COURT, DIDSBURY GATE *Manchester*

Modern construction apartments within grounds of the listed building, Withington Hospital in which the P J Livesey Group converted into apartments.



ALDEN PLACE

LANCASHIRE



ALDEN PLACE

Lancashire

Modern apartments in a rural Lancashire village.



THE RESIDENCE

DARTFORD



THE RESIDENCE

Dartford

16 newly built homes and 20 new build apartments.



WATERSIDE MALTINGS

DITCHINGHAM



WATERSIDE MALTINGS

Ditchingham

66 new build apartments, 9 of which incorporate an existing arched wall from The Maltings. In addition the group constructed 66 detached executive newly built homes.

THE RESIDENCE

LANCASTER



THE RESIDENCE *Lancaster*

Situated in the 16 hectare grounds of the previous Lancaster Moor Hospital, the group built 23 new build houses running along the full length of the Hospital.

MOSTYN PLACE

PARKGATE



MOSTYN PLACE *Parkgate*

A total of 11 originally designed mews homes, 8 semi detached and 21 detached executive newly built homes.

The final property was handed over in June 2016, three years after commencement, and the development has won a number of conservation awards.



WHARFEDALE PARK

OTLEY



WHARFEDALE PARK *Otley*

The development comprises of 61 units in total with 37 refurbished properties nested within six existing listed buildings, along with a further 24 sympathetically designed newly built houses.

WESTWOOD PARK

BEVERLEY



WESTWOOD PARK *Beverley*

Situated on the grounds of the Westwood Hospital grade II listed building, the group built a further 30 new build homes in addition to the conversion properties on this development.



THE CEDARS

WOODBRIDGE



THE CEDARS *Woodbridge*

A collection of individually designed executive new build houses. 7 prestigious detached family houses including an affordable housing scheme upon the entrance to the site.



The site also contains two conversion properties, Cedar House and Cedar Lodge.

ST JAMES PARK

DIDSBURY



ST JAMES PARK *Didsbury*

P J Livesey were selected as preferred developers, working collaboratively with Manchester Metropolitan University and Manchester City Council to achieve planning for 45 converted properties in the range of listed buildings. The scheme included 47 'super-homes' designed specifically for buyers spending £1m and above. Each house was individually designed.



MOOR PARK

LANCASTER



MOOR PARK *Lancaster*

A collection of handsome substantial stone built houses approached down a mature tree lined drive and sits in the grounds of the 'The Residence', the award-winning P J Livesey conversion of the former Lancaster Moor Hospital.



Original new homes inspired by the heritage buildings, bright and spacious designs featuring high ceilings and bi-folding doors.

THE HISTORIC QUARTER

ALDERLEY



THE HISTORIC QUARTER *Alderley*

A site with a mix of conversion, newly built homes and luxury apartments. 17 contemporary new homes were designed in a Courtyard style arrangement to coincide with the surrounding converted courtyards. The majority of the homes were arranged over three floors, giving flexibility and spacious family homes.

This historic site also features luxury glass fronted apartments all with cantilevered balconies overlooking the historic water garden.

ST GREGORY'S PLACE

SUDBURY



ST. GREGORY'S PLACE *Sudbury*

The conversion of the former Walnut Tree hospital into 45 handsome properties.

A collection of 10 newly built contemporary 3 & 4 bedroom houses uniquely designed to blend in with the heritage of the site are carefully laid out in the grounds.



GREEN WALK

DIDSBURY



GREEN WALK *Didsbury*

Executive houses with exceptional light and spacious interiors, all sympathetically designed to sit alongside the landmark Sir William Siemens House in West Didsbury.



Included a range of 1, 2 & 3 bedroom bespoke apartments within a newly built unique apartment building 'Quantum House'

825 DIDSBURY

WILMSLOW ROAD



825 DIDSBURY *Wilmslow Road*

825 is a unique development, mixing new build homes alongside historic buildings. The old office building, Aspen House, has been demolished to make way for 22 new build homes. On completion the development will comprise of a total of 85 residential properties.



STORETON HALL

THE WIRRAL



STORETON HALL *The Wirral*

The P J Livesey group completed the purchase of the Storeton Hall Farm on the 7th February 2019. Work has begun on site for the completion of 31 homes in total. This will include the conversion of Storeton Hall and Storeton Barn into four properties in total and the remaining 27 properties will be a mix of 3 & 4 bedroom newly built houses.





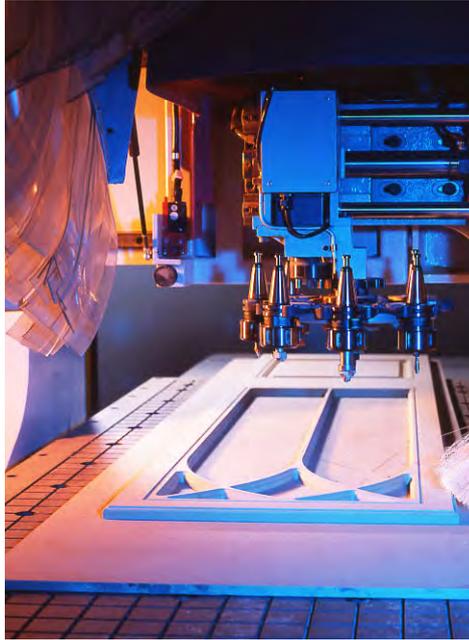






MANUFACTURING

INFORMATION



A P J Livesey interior is created with thought to its end use. Consequently, when the company was unable to find a furniture manufacturer to meet our stringent requirements there could be only one solution; to manufacture the furniture ourselves. The P J Livesey manufacturing division was born. Beautiful kitchens were the start, but the demand for offices, bathroom storage and bedrooms meant that in no time the division was able to offer P J Livesey luxury in virtually every room of the property. Architects work alongside Interior Design and furniture specialists to achieve an integrated style tailored to further enhance the company's expertise and passion for outstanding special design.



*Luxury should be comfortable,
otherwise it is not luxury.*

COCO CHANEL





P J LIVESEY

HERITAGE & AWARDS



Over the past 40 years we have won many awards for the design, quality and commitment that underpins every development we undertake. A clear philosophy has emerged within the P J Livesey Group which influences the approach to every development. True excellence can only be achieved by specialisation. Our unrivalled passion for restoration has meant a vast bank of expertise has been amassed within the specialist teams of the Group. In recreating the grandeur of the past so it can be appreciated once again both now and in the future. There is nothing more valuable than this knowledge. We have risen to the challenge of creating living spaces which combine a genuine love for Britain's architectural heritage coupled with the need for newly built homes enables us to create beautiful and stylish living spaces for a new generation.



P J LIVESEY

THE FUTURE



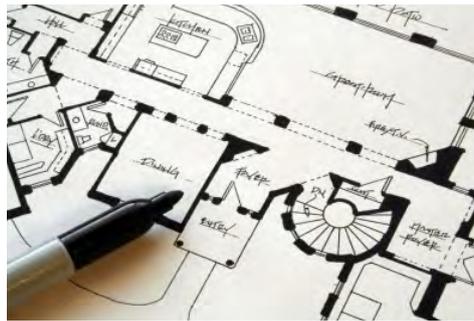
The future when working with historic buildings cannot be easily planned out, especially in relationship to time and costs. Historic buildings are secretive in many ways and it takes time to unravel the complexities of their being. The progress towards sustainable new build developments is growing daily, and it highlights the urgent need for those working to preserve our heritage to look at the balance that will have to be made in the future between the need to provide alternative energy solutions, sustainable living and better energy conservation against the historic environment that needs to be reserved.

We believe we have a responsibility to protect and care for the environment, and we take our responsibilities seriously. The centrepiece of many of P J Livesey Group's developments are period buildings, and every home we create has been built on previously developed land, which means we protect the green and pleasant land surrounding us. In addition, through our careful and detailed restoration processes we estimate that a great deal of the existing materials within the existing buildings are reused – true sustainable development. We then use recyclable materials wherever possible in all our homes and ensure we preserve as much of the existing landscaping, flora and fauna as possible. Our aim is a simple one, to protect and enhance our environment for the future.



*The best thing about the future is it
only comes one day at a time.*

ABRAHAM LINCOLN









THE P J LIVESSEY GROUP
PAST & PRESENT

P J L I V E S E Y

————— 2020 EDITION —————

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