



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS



**EXPERIENCE IS ONE THING YOU CAN'T
GET FOR NOTHING**

• OSCAR WILDE

*I*n a world dominated by mass production it can often seem as though the real 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 that these qualities are becoming increasingly rare in today's construction industry.

For more than 30 years the PJ Livesey Group has specialised in refurbishing fine period buildings, ranging from stately homes set amongst acres of formal gardens to fine Victorian mansions and Art Deco landmarks together with bespoke new build where enabling developments are required.

Our 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. With unrivalled passion for restoration our specialist teams continue to renew the grandeur of the past so that it can be appreciated once again both now and in the future.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

EARLY | YEARS

1982 | EARLSLEIGH Bowdon

Victorian mansion within a Conservation Area

Conversion of the main house to apartments with four 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 either side reflecting details from the main house. Finished development comprised of 13 newly built and five converted properties.



1990 | HIGH LAWN Bowdon

Victorian mansion - Grade II listed

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



1993 | RICHMOND GREEN Bowdon

Victorian mansion within a Conservation Area

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



1994 | SOMERFORD HALL STABLES Somerford

Victorian stables - Grade II listed in open countryside

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



1995 | WINDLEHURST HALL High Leigh

Victorian mansion within Green Belt

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



1996 | VILLAGE BARN Church Minshull

16th Century farm house & Victorian barns in open countryside

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





**COMING TOGETHER IS A BEGINNING
KEEPING TOGETHER IS A PROCESS
WORKING TOGETHER IS SUCCESS**

• HENRY FORD

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.



BEFORE | BOSTOCK HALL | GRADE II*
CHESHIRE • GREENBELT SITE • VICTORIAN ESTATE



AFTER | BOSTOCK HALL | GRADE II*
CHESHIRE • GREENBELT SITE • VICTORIAN ESTATE



• Bostock Estate, a derelict Cheshire Victorian Model Estate • Last used as a secure boarding school for boys • 13 acres

• Main Hall • Servant's Wing • Stable Block • Racquets Court • Snooker Room • School House • Rolls Royce Garage
Estate Manager's House • Farm Building • Whole development converted to residential use

AFTER | BOSTOCK HALL | GRADE II*
CHESHIRE • GREENBELT SITE • VICTORIAN ESTATE



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

• 13 acres • New build enabling scheme • Estate management • Environmental management • Wildlife management •
Woodland management • 68 properties in total with ancillary car parking

BEFORE | HIGH LAWN | GRADE II
CHESHIRE • ART DECO MANSION



AFTER | HIGH LAWN | GRADE II
CHESHIRE • ART DECO MANSION



• One of Bowdon's most recognisable landmarks • Built in 1875 • Grade II listed Art Deco style mansion • Derelict until the Group worked closely with the Royal Society of Historical Monuments & Buildings and the conservation planners of Bowdon

• Renovated & converted into eight exclusive apartments • Internal steel frame inserted to stabilise the structure
• Restored marble entrance hallway with crystal chandeliers • First apartment to achieve price of over £500,000 in the North of England

BEFORE | PLATTS HALL | GRADE II

CHESHIRE • RE-SITING OF 16TH CENTURY HALL



AFTER | PLATTS HALL | GRADE II

CHESHIRE • RE-SITING OF 16TH CENTURY HALL



• Registered by Vale Royal Council as a Grade II 'Building at Risk' • Incongruous location • Full recording undertaken • Dismantled, refurbished and moved to Bostock Hall

• Platts Hall as a single residence at Bostock Hall Estate

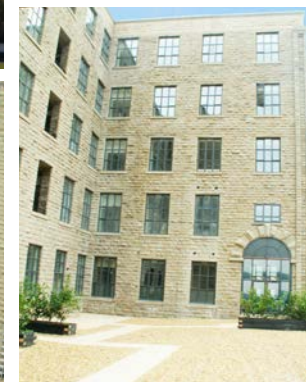
BEFORE | ILEX MILL | GRADE II

RAWTENSTALL • ROSSENDALE • BROWNFIELD SITE



AFTER | ILEX MILL | GRADE II

RAWTENSTALL • ROSSENDALE • BROWNFIELD SITE



• Former cottonmill • Property had been subject to several failed redevelopment schemes

• Turned into a collection of contemporary apartments with the majority of the car parking located under cover within part of the original building

BEFORE | WYFOLD COURT | GRADE II*
OXFORDSHIRE • BROWNFIELD SITE • VICTORIAN MANSION



AFTER | WYFOLD COURT | GRADE II*
OXFORDSHIRE • BROWNFIELD SITE • VICTORIAN MANSION



• French Gothic mansion • Administration offices for a large institutional asylum

• Conversion to 11 magnificent apartments • Underground parking

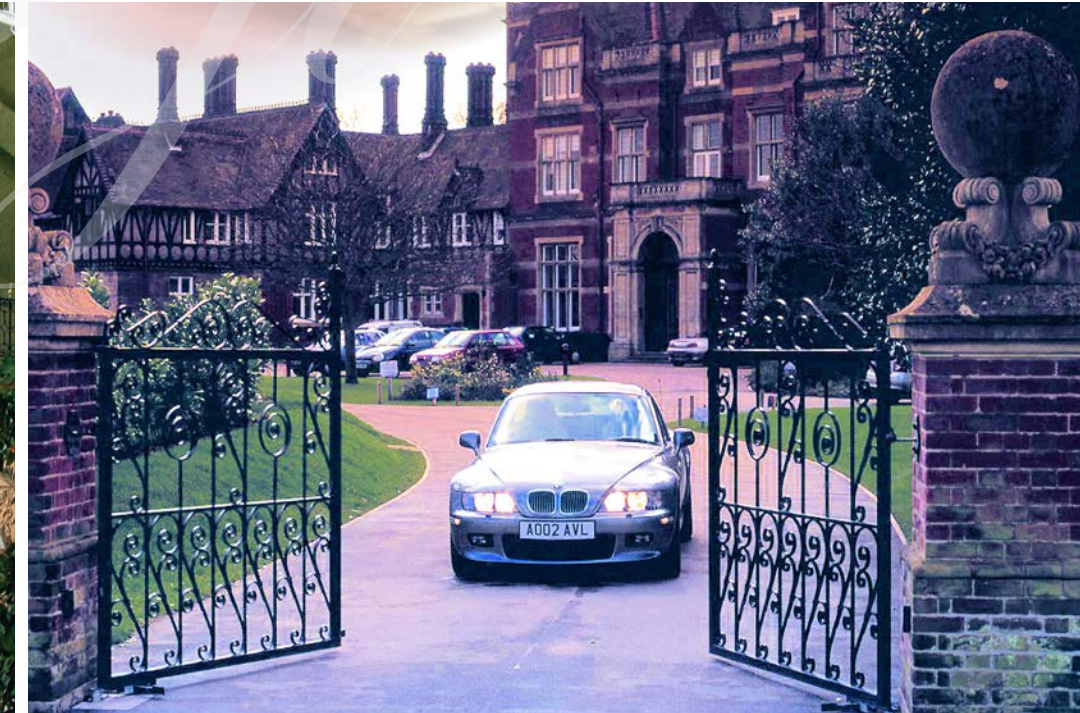
BEFORE | WHITLINGHAM HALL | GRADE II*

NORFOLK • BROWNFIELD SITE • VICTORIAN MANSION



AFTER | WHITLINGHAM HALL | GRADE II*

NORFOLK • BROWNFIELD SITE • VICTORIAN MANSION



• Main Hall • Arts and Crafts wing • Boardman wing • Stable block and indoor riding area • Large glass orangery conservatory • 1970's ward blocks in garden area

• Eight properties in the main hall • 14 Properties in the stable block • Four apartments in the Arts & Crafts building and Boardman wing • Enabling scheme with 25 new build properties in new courtyards within the grounds

BEFORE | HILL HALL | GRADE I

ESSEX • SCHEDULED ANCIENT MONUMENT



AFTER | HILL HALL | GRADE I

ESSEX • SCHEDULED ANCIENT MONUMENT



• English Heritage property • Women's open prison [Christine Keeler was an inmate] • Fire destroyed most of the building in 1969 • 16th century wall paintings discovered at the time.

• Protection of nationally important wall paintings • 20 properties of the highest calibre • Reinstatement of Grand Hall swimming pool and fishing pond • Design & reinstatement of Cupola.

BEFORE | CROW HALL | GRADE II

NORFOLK • 16TH CENTURY AND GEORGIAN HALL



AFTER | CROW HALL | GRADE II

NORFOLK • 16TH CENTURY AND GEORGIAN HALL



• Prominent Norfolk village property • Last used as a commune • 16th century timber structure found at the heart of the building

• 4 properties in the hall • Enabling scheme of 50 properties built in the grounds, representing barns and out buildings

BEFORE | EDWARD ENGLAND WHARF | GRADE II

CARDIFF • CITY CENTRE BROWNFIELD SITE



• Conversion of three warehouses • Used for the storage of potatoes

• 50 Properties • Conversion of warehouse with an extension to form loft type properties • New underground car parking

BEFORE | ALLERTON PRIORY | GRADE II*
LIVERPOOL • BROWNFIELD REDEVELOPMENT



AFTER | ALLERTON PRIORY | GRADE II*
LIVERPOOL • BROWNFIELD REDEVELOPMENT



• Prominent Alfred Waterhouse Property • Last used as a Convent

• Conversion of the main hall and school room into 18 substantial properties

BEFORE | CLAYBURY HALL | GRADE II

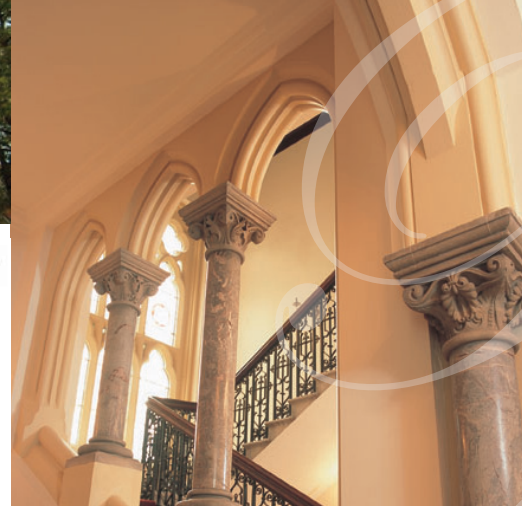
ESSEX • GEORGIAN MANSION



• Derelict administrative building for large institutional asylum • Victorian ward blocks as day care centre • Previously a gentleman's country house with semi collapsed stable block

• Conversion of main hall into 15 apartments • New build: three town house properties built on stable block footprint • Set above a Humphry Repton landscape

BEFORE | CLAYBURY VILLAS | GRADE II
ESSEX • VICTORIAN ASYLUM BUILDING



AFTER | CLAYBURY VILLAS | GRADE II
ESSEX • VICTORIAN ASYLUM BUILDINGS



• Two administration buildings within former hospital site • Heavily vandalised

• Converted into 11 luxury apartments

BEFORE | INGRESS ABBEY | GRADE II

KENT • 65% REBUILD AND CONVERSION



AFTER | INGRESS ABBEY | GRADE II

KENT • 65% REBUILD AND CONVERSION



• Prominent riverside property on the Thames • Last used as a Naval training center • The property was in such poor condition all parties had proposed recording and demolition only

• Property built using materials from the old London Bridge • Required 65% rebuild • Two uses approved: office/ apartments • 'Crest Nicholson' took ownership after shell and core completed by ourselves

BEFORE | CROSSLEY HOSPITAL | GRADE II

CHESHIRE • HOSPITAL COMPLEX IN THE COUNTRYSIDE



AFTER | KINGSLEY PARK | GRADE II

CHESHIRE • HOSPITAL COMPLEX IN THE COUNTRYSIDE



• Enabling development • Main hospital • Nurses wing • Attendant's cottages • Boiler house • Chapel • Kitchen block • Dining hall • Mortuary • Fire station • Pump house • Tennis courts

• 40 Apartments in the former main hospital building • 14 New build properties • 30 Conversion properties in the out buildings • Site comprises of 84 units in total

AFTER | KINGSLEY PARK | GRADE II
CHESHIRE • HOSPITAL COMPLEX IN THE COUNTRYSIDE



AFTER | KINGSLEY PARK | GRADE II
CHESHIRE • SITE IN THE COUNTRYSIDE



OUR **PROBLEMS ARE MAN MADE**,
THEREFORE THEY **MAY BE SOLVED** BY
MAN. **NO PROBLEM** OF HUMAN
DESTINY **IS BEYOND HUMAN BEINGS**

• JOHN F KENNEDY

• Eight town houses in the chapel • Two property renovations to the attendant's cottages

BEFORE | THE ROYAL HALIFAX HOSPITAL | GRADE II

YORKSHIRE • COMPLETE VICTORIAN COMPLEX



AFTER | THE ROYAL | GRADE II

YORKSHIRE • COMPLETE VICTORIAN COMPLEX



- Main Halifax hospital • Nightingale ward design • 8 Ward blocks • Accident & Emergency ward • Mortuary • Lodge house • Boiler house

- Conversion of hospital with additional new town houses totalling 169 properties

AFTER | THE ROYAL | GRADE II
YORKSHIRE • COMPLETE VICTORIAN COMPLEX



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

PJ Livesey
GROUP

AFTER | THE ROYAL | GRADE II
YORKSHIRE • COMPLETE VICTORIAN COMPLEX



PROGRESS IS A NICE WORD.
BUT **CHANGE** IS ITS **MOTIVATOR** AND
CHANGE HAS ITS ENEMIES

• ROBERT F KENNEDY



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

BEFORE | HIGHCROFT HOSPITAL | GRADE II
BIRMINGHAM • WEST MIDLANDS



AFTER | HIGHCROFT HALL | GRADE II
BIRMINGHAM • WEST MIDLANDS



• Derelict centerpiece building for large institutional asylum • Victorian administration Villa buildings

• 60 Properties in total

BEFORE | OAKBROOK HOSPITAL | GRADE II
HAMMERSMITH • LONDON



AFTER | OAKBROOK | GRADE II
HAMMERSMITH • LONDON

• Derelict administrative building for Queen Charlotte Hospital Chelsea • Highly ornate stucco exterior • Previously gentleman's city house called 'Oakburn'

• Conversion to eight substantial properties

BEFORE | RUFFORD NEW HALL | GRADE II
WEST LANCASHIRE



AFTER | RUFFORD NEW HALL | GRADE II
WEST LANCASHIRE



• Large country estate with main hall and stable block in derelict condition

• Conversion of the main hall to nine substantial properties • Stable block to 12 mews houses • Construction of 16 new properties in servant's wing courtyard

BEFORE | WITHINGTON HOSPITAL | GRADE II
SOUTH MANCHESTER



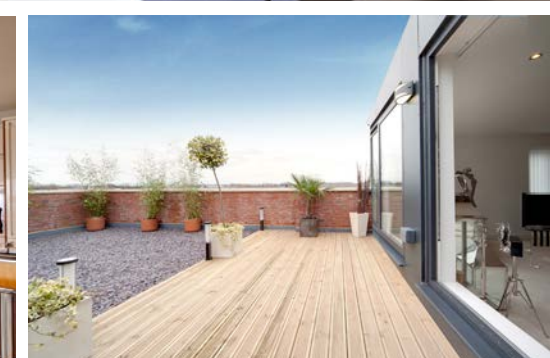
AFTER | DIDSBURY GATE | GRADE II
SOUTH MANCHESTER



• Withington Hospital Redundant NHS property • Previously a Victorian workhouse

• Conversion of the main cruciform building :101 properties • 2 Lodge wings: 29 properties • New build infill: 47 properties • Ancillary car parking • 177 properties in total

AFTER | DIDSBURY GATE | GRADE II
SOUTH MANCHESTER



AFTER | DIDSBURY GATE | GRADE II
SOUTH MANCHESTER



ALL **EXPERIENCE** IS AN **ARCH**,
TO **BUILD UPON**.

• HENRY FORD



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

BEFORE | EAGLEY MILLS | GRADE II
BOLTON • LANCASHIRE



AFTER | EAGLEY MILLS | GRADE II
BOLTON • LANCASHIRE

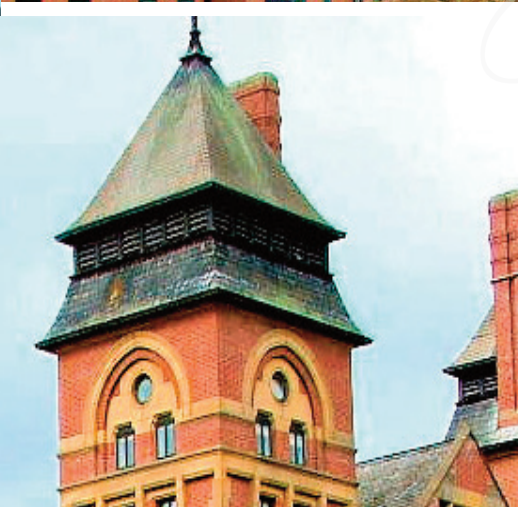


• Regeneration of Redundant Mill Complex • 3 Original mill buildings • 2 Large mill buildings • Mill schoolhouse • Site divided by class A river

• 146 Properties in the mills • 14 Properties in the schoolhouse • Construction of 17 new properties

BEFORE | KINGSWOOD

SHEFFIELD • YORKSHIRE



AFTER | KINGSWOOD HALL

SHEFFIELD • YORKSHIRE



• Middlewood Hospital: a redundant asylum • Local Authority contacted us in a last ditch attempt to save the building from demolition

• Conversion of the mainbuilding with external rear extensions to form 84 properties

BEFORE | ESSENDON HALL | GRADE II
HERTFORDSHIRE



AFTER | ESSENDON HALL | GRADE II
HERTFORDSHIRE



• Main hall, Victorian facade with 16th century core • Stable block • Schoolhouse • chapel

• Conversion of the main hall and out buildings to 17 substantial properties

AFTER | ESSENDON HALL | GRADE II
HERTFORDSHIRE



AFTER | ESSENDON HALL | GRADE II
HERTFORDSHIRE



A **BUILDING** IS NOT JUST A
PLACE TO BE, BUT A WAY TO BE

• FRANK LLOYD WRIGHT



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

BEFORE | HAYLE MILL | GRADE II*

16TH CENTURY PAPERMILL • KENT



AFTER | HAYLE MILL | GRADE II*

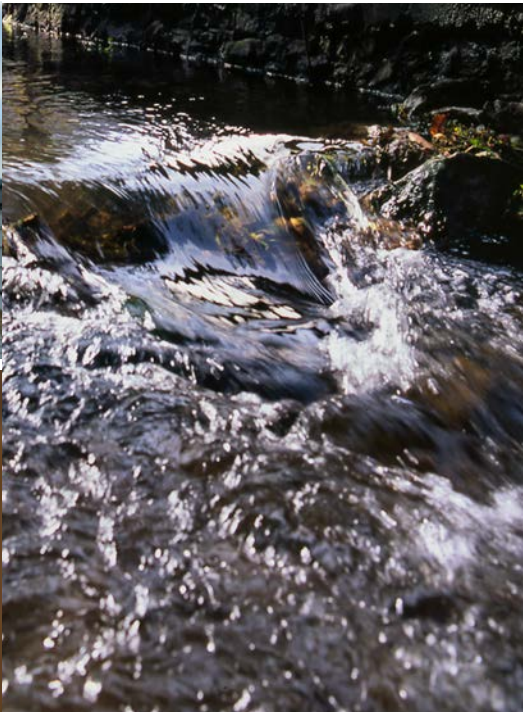
16TH CENTURY PAPERMILL • KENT



• Timber framed paper mill • Drying loft • Boiler house • Manager's house • Water wheel • Vat room • Salle room • Rag store • Sorting shed • Modern packing and distribution building

• Enabling project • Planning appeal approved • Provision of a museum • Conversion of existing buildings into 28 properties, with 14 new build properties

AFTER | HAYLE MILL | GRADE II*
16TH CENTURY PAPERMILL • KENT



AFTER | HAYLE MILL | GRADE II*
16TH CENTURY PAPERMILL • KENT



TRYING TO **TEAR DOWN** YOUR PAST
PROHIBITS YOU FROM **BUILDING** UP
YOUR **FUTURE**

• LIL WAYNE



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

BEFORE | IDE HILL | GRADE II
KENT



AFTER | IDE HILL | GRADE II
KENT



• Georgian country mansion • Stable block • Orangery • Last use: care home

• Conversion of the main hall and outbuildings to 14 substantial properties

AFTER | IDE HILL | GRADE II
KENT



AFTER | IDE HILL | GRADE II
KENT



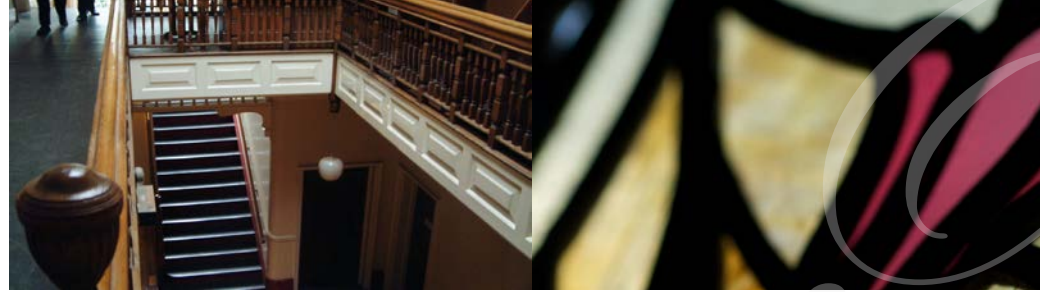
WE ARE WHAT WE **REPEATEDLY DO**.
EXCELLENCE THEN, IS **NOT AN ACT**
BUT **A HABIT**

• ARISTOTLE



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

BEFORE | NEEDHAM HALL | GRADE II
CONSERVATION AREA • DIDSBURY • MANCHESTER



AFTER | NEEDHAM HALL | GRADE II
CONSERVATION AREA • DIDSBURY • MANCHESTER



• Victorian mansion house • Last use: a Manchester University halls of residence

• Conversion of the main hall into 11 properties • 38 new build houses in the grounds

BEFORE | READ MILLS | GRADE II

WATERSIDE REGENERATION • NORWICH



AFTER | READ MILLS | GRADE II

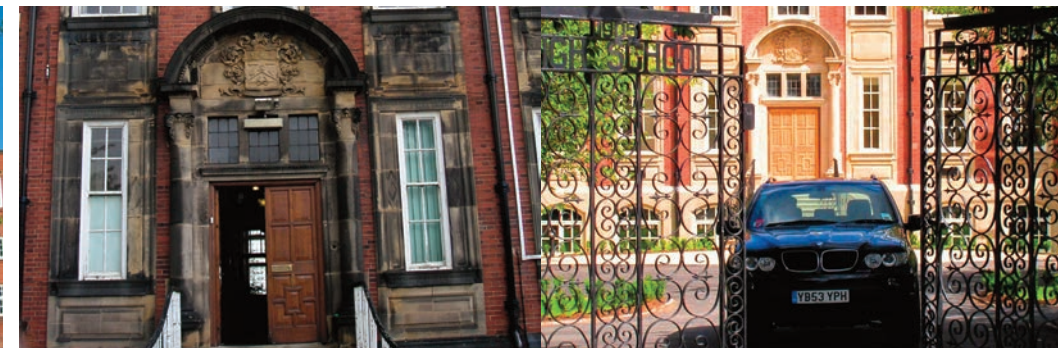
WATERSIDE REGENERATION • NORWICH



- Grade II listed mills and fishermen's cottages
- Flour silo
- Terrace of road front properties
- Public house
- Wharf
- Office block
- Storage sheds
- River frontage regeneration project

- Mixed use regeneration project
- 38 Properties in refurbished mill buildings
- 117 new build properties
- Riverside moorings and viewing galleries

BEFORE | BARNSLEY COLLEGE | GRADE II
SOUTH YORKSHIRE



AFTER | COLLEGE HOUSE | GRADE II
SOUTH YORKSHIRE



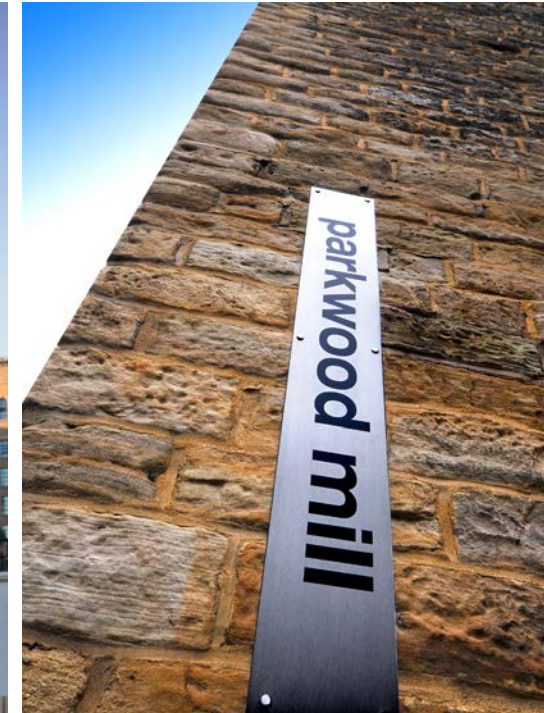
• Built in 1909 as a high school for girls • Later to become a technical college

• Conversion into 62 properties

BEFORE | PARKWOOD MILLS | GRADE II
YORKSHIRE



AFTER | PARKWOOD MILLS | GRADE II
YORKSHIRE



• Weaving and spinning mill complex • Mill offices • Mill pond

• Regeneration of mill complex • 180 Units within the refurbished mills, offices and outbuildings with limited new build infill development and ancillary parking • Infrastructure works to surrounding roads and services

BEFORE | HOLDEN MILL | GRADE II
LANCASHIRE



AFTER | THE COTTONWORKS | GRADE II
LANCASHIRE



• Has two accolades: First electric powered mill in Bolton and the last mill to be built in Bolton • Contains a floor over 300,000 sqft

• 298 Properties with unique 'Winter Gardens'

BEFORE | FAIRFIELD HOSPITAL | GRADE II BEDFORDSHIRE



• 3 Counties asylum • Offices • Farm • Cricket club • Bowls club • Railway • Railway station • Recreational halls • Main building 1/4 mile in length

• Chapel • Orchards • Football field • Tennis courts • Colony of black squirrels • Several resident ghosts (allegedly)

AFTER | FAIRFIELD HALL | GRADE II

BEDFORDSHIRE



• Mixed use regeneration project • 228 Refurbished properties • 56 new build properties • Restaurant • Private health club and spa 35,000 sqft • Student college • Cycle ways • Walks

• Swimming pool • Creche • Cricket club • Bowls club • On site school and shops

BEFORE | STONE HOUSE HOSPITAL | GRADE II

DARTFORD • KENT



AFTER | THE RESIDENCE | GRADE II

DARTFORD • KENT

• Stone House Hospital: former City of London mental hospital • Vacant 10 years

• 93 Properties in the Grade II listed multiple hospital buildings • 'The Cedars' : 51 Newly built homes

AFTER | THE RESIDENCE | GRADE II

DARTFORD • KENT



A historic
collection of Grade II listed
buildings

Stone House Hospital had been closed for 10 years before the PJ Livesey Group, working with Ward Homes (a division of Barratt Homes), exchanged contracts with the HCA in Summer 2011. Planning was granted in early 2012 for 260 units, including 93 properties in the Grade II listed hospital buildings, and 51 new build homes to be constructed by P J Livesey. The site is now complete and all properties are now sold.



BEFORE | ST ANNE'S HOSPITAL | GRADE II
BOWDON • CHESHIRE



AFTER | BOWDON PLACE | GRADE II
BOWDON • CHESHIRE



• 'Beech Grove', a family home built in 1837 • Became a hospital in 1885 • 1886 Engineer & philanthropist William J Crossley added another wing

• Planning was achieved in August 2011 • Now completed the development comprises of 23 properties including 3 new build houses

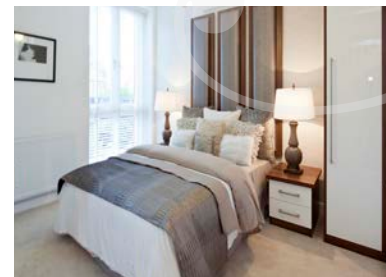
AFTER | BOWDON PLACE | GRADE II

BOWDON • CHESHIRE



“ Commended by
the local authority as an
example of how other
developers should
approach sites in the area

St Anne's Hospital had been standing empty for 11 years and was in an very poor condition when the PJ Livesey Group exchanged contracts in spring 2011. Working with local conservation groups, planning was successfully achieved by Autumn 2011 and work commenced. All 23 properties have now 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.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

BEFORE | THE MALTINGS

DITCHINGHAM • SUFFOLK



AFTER | WATERSIDE MALTINGS

DITCHINGHAM • SUFFOLK



• One of the most derelict sites PJ Livesey has ever taken on • Fire damage • Several failed attempts by others to redevelop

• Work on site started in 2012 • Conversion of the main towers is now completed • Town Houses built using the original archway walling • Newly built properties are in progress across the Beck

BEFORE | LANCASTER MOOR | GRADE II
LANCASTER • LANCASHIRE



AFTER | THE RESIDENCE | GRADE II
LANCASTER • LANCASHIRE

15 hectare site • Former mental asylum • Vacant since 2000 • Outline planning for 440 units • Two listed buildings: The Annexe & Campbell House • Cricket pitch & pavilion

180 apartments in the Annexe • Seven houses in Campbell House • 23 new build homes • Stunning tower apartment • Further 197 homes in the grounds as enabling development



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

AFTER | THE RESIDENCE | GRADE II

LANCASTER • LANCASHIRE

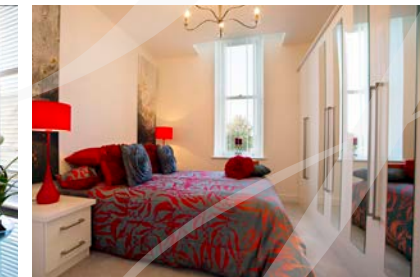
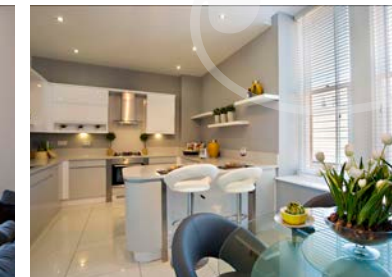


“ Lancaster Moor,
an icon on the Lancaster
skyline

Lancaster Moor, an icon on the Lancaster skyline this former mental asylum finally closed to patients in 2000. Comprising of 16 hectares dominated by the main Grade II listed Annexe building and the smaller Campbell House, the site has languished for several years on the English Heritage 'Building at Risk' register.

Working closely with the HCA as landowner, The PJ Livesey Group have agreed an ingenious approach to save the listed buildings with enabling new build development built by our partner Story Homes, in total creating 400 new homes across the site.

The conversion is underway with Campbell House already completed. The central core of the main Annexe building is now open to the public once again, showcasing the converted apartments. The later phases will include converted houses and new build houses together with retail and potentially even leisure uses.



BEFORE | MOSTYN HOUSE SCHOOL | GRADE II

PARKGATE • CHESHIRE



AFTER | MOSTYN PLACE | GRADE II

PARKGATE • CHESHIRE

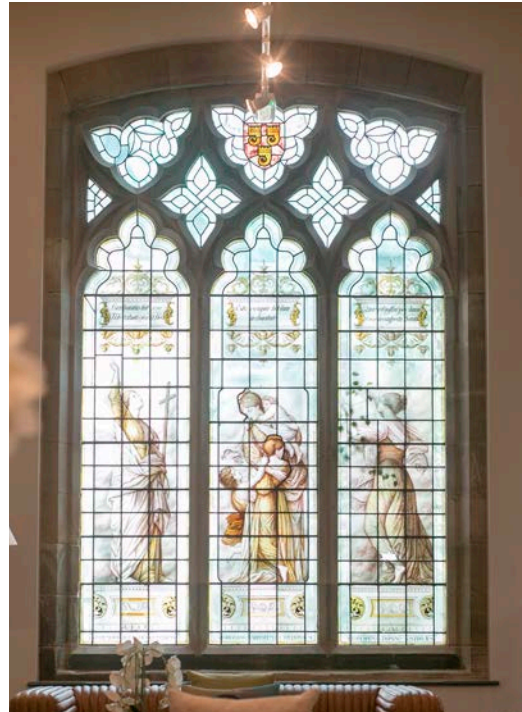


Originally constructed in 1854 • Former private school owned by the Grenfell family • Grade II* listed Chapel of St Nicholas • Air raid shelter

45 Apartments and houses in the listed school buildings • 57 New build homes • Listed headmasters cottage saved

AFTER | MOSTYN PLACE | GRADE II

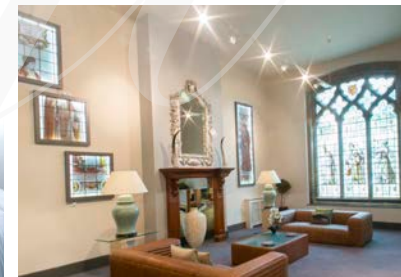
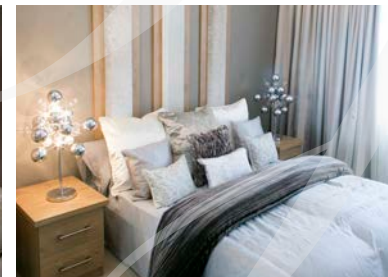
PARKGATE • CHESHIRE



Icon on the main
street of Parkgate for
over 150 years

Mostyn House School has been an icon on the main promenade of Parkgate for over 150 years. After it closed in 2010 the building fell into disrepair, with the roof structure on one of the buildings becoming so dangerous it needed propping, closing half of the promenade.

After exchanging contracts late in 2012, we achieved planning in Summer 2013 for conversion of the Grade II listed school buildings into 45 properties, together with 47 new build houses as enabling development in the grounds.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS



PJLivesey
GROUP

RECENTLY ACQUIRED

RECENTLY | ACQUIRED



RECENTLY ACQUIRED | WHARFEDALE HOSPITAL | GRADE II

OTLEY • YORKSHIRE



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 PJ Livesey Group as the preferred developer.

Planning consent has been granted for 71 homes the site is prime for redevelopment, although we are currently refining the proposals to retain more of the listed buildings.

Work started on site in 2014 and the show homes are now open.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

RECENTLY ACQUIRED | WESTWOOD HOSPITAL | GRADE II

BEVERLEY • HULL



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

It has recently been replaced by a brand new community hospital, and the NHS selected PJ Livesey in 2012, given the specialist nature of the redevelopment.

Our planning application has recently been approved for conversion of the main building, archway building (both Grade II listed), the former boardroom and Beaver Lodge into 25 apartments and houses. Alongside these will be 30 new build houses designed specifically for this special setting.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

RECENTLY ACQUIRED | THE CHOCOLATE WORKS | GRADE II

YORK • YORKSHIRE



This prominent 14 acre site stands on the edge of the historic city of York overlooking the famous racecourse and picturesque River Ouse. The distinctive former Terrys chocolate factory and iconic listed buildings total 236,806 sq ft and include the four storey manufacturing building consisting of over 180,000 sq ft. When Henry Boot Developments needed a specialist developer to create a flagship centrepiece for their wider redevelopment they approached P J Livesey. Our eventual scheme will consist of circa 180 – 190 high quality apartments in the Main Building and Clock Tower, with Henry Boot introducing complimentary uses on the surrounding site including a new hotel.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

RECENTLY ACQUIRED | MMU DIDSBURY CAMPUS | GRADE II MANCHESTER



Originally built as a family residence known as the 'Pump House' in the latter decades of the 18th century and then sold on to be used as a girl's boarding school before it was given a new use as a Wesleyan Methodist teaching establishment.

More recently known for being the flagship campus for Manchester Metropolitan University, this landmark site in South Manchester finally closed to students in July 2014. Following a high profile campaign to find the most accomplished and compatible development partner, MMU selected P J Livesey to deliver an unrivalled redevelopment centred around the superb Grade II* Main Building and Grade II listed Chapel. Manchester City Council are closely involved with the project, which will deliver high value executive homes set to redefine the top end residential offering in the City. The final scheme will consist of approximately 43 converted properties across five retained buildings together with 40 bespoke new build houses designed by the acclaimed architects Calder Peel FGP.



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS



PJLivesey
GROUP

NEWLY BUILT HOMES

NEWLY BUILT | HOMES



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

PJLivesey
GROUP

THE RESIDENCE

DARTFORD



• 16 new build houses and 20 apartments where built



• 66 apartments • 9 incorporate an existing arched wall • 66 detached executive newly built homes

WATERSIDE MALTINGS

DITCHINGHAM



MOSTYN PLACE

PARKGATE



MOSTYN PLACE

PARKGATE



• 11 originally designed new build mews homes

• 8 semi-detached and 21 detached executive newly built homes

RICHMOND GREEN

CHESHIRE



- 5 individually designed detached houses

RINGLEY CHASE

LANCASHIRE



- Eleven newly built detached homes, the center piece of a larger development, in Lancashire

CHOMLEA

CHESHIRE



- Development of town houses incorporating penthouses above to form courtyard

EVENHOLME

CHESHIRE



- Development of large individual apartments

RINGLEY CHASE
LANCASHIRE



RINGLEY CHASE
LANCASHIRE



• Apartment development with underground parking

HAYLE MILL

KENT



HILSTON HOUSE

CHESHIRE



• Development of town houses and apartments

• Development with coursed natural stone within the setting of a listed building

KINGSLEY PARK

FRODSHAM



KINGSLEY PARK

CHESHIRE

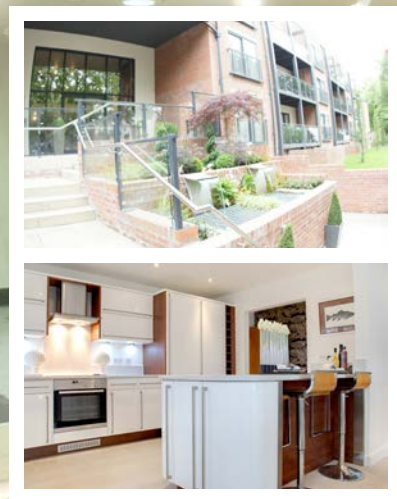


• Group of town houses situated in the grounds of a listed building

• Development of linked-detached homes

WEST COURT

WEST DIDSBURY • MANCHESTER



KINGSLEY PARK

FRODSHAM



• Modern construction apartment block within grounds of a listed building

• Gate house development at the entrance to a private estate

READ MILLS

NORFOLK • REGENERATION AREA



READ MILLS

NORFOLK • REGENERATION AREA



• Riverside development of apartments & penthouses

ALDEN PLACE

LANCASHIRE



• Modern apartment development in a rural Lancashire Village

NEEDHAM HALL

DIDSBURY



• Modern town house development in the grounds of a Victorian Mansion



INTERIOR | DESIGN

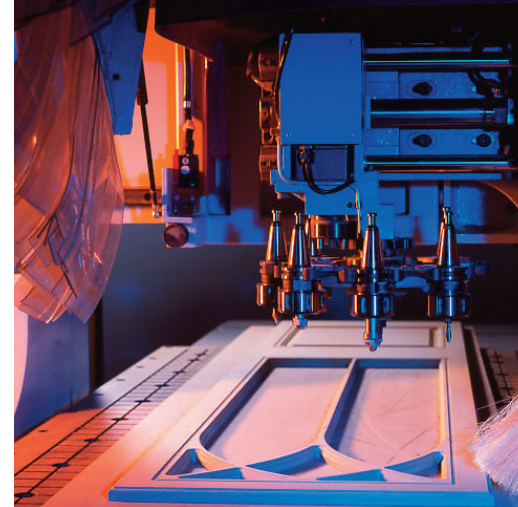


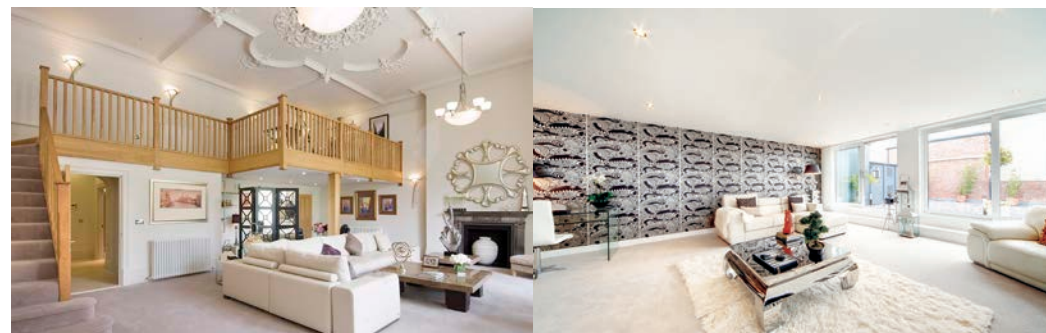
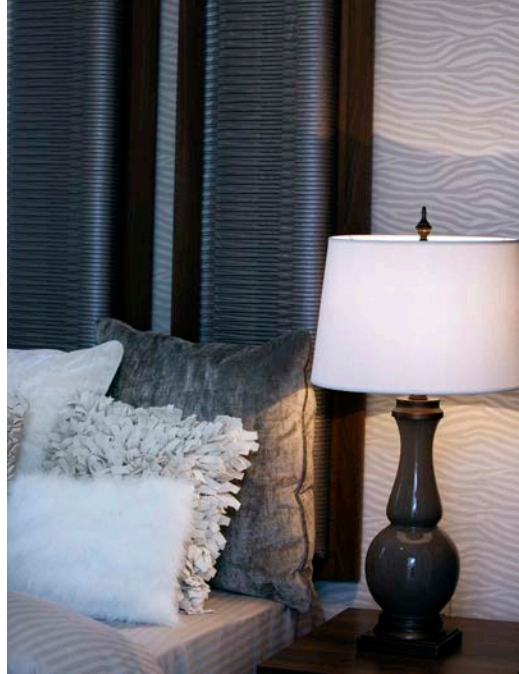
BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

A PJ Livesey interior is created with thought to its end use. This approach however brings its own set of problems. 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. And so the PJ Livesey manufacturing division was born.

Beautiful kitchens were the start, but the demand for home offices, bathroom storage and bedrooms meant that in no time the division was able to offer PJ Livesey luxury in virtually every room of the property.

Architects work alongside Interior Designers and furniture specialists to achieve an integrated style tailored to further enhance the company's expertise and passion for outstanding spacial design. Today, in addition to fitted furniture, the division often also draws upon its expert resources to ensure some of the buildings most delicate timber artefacts - such as original windows and doors - are revived by way of painstaking refurbishment, or, when the latter is not possible... accurate and sympathetic replication.





BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

PJ Livesey
GROUP



LUXURY SHOULD BE **COMFORTABLE**
OTHERWISE IT IS NOT **LUXURY**

• COCO CHANEL



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS



AWARD WINNING | HEALTH CLUB





The PJ Livesey Group come across many large complex's of listed buildings which have large open spaces where subdivision is either against the conservation ethic or purely impossible. Previously we had walked away from these properties without a solution. This was a frustration and also unacceptable as it was against our core aim of providing a long term use and future for the UK's redundant historic buildings.

One solution was to form health club opportunities for large corporate ownership and the examples illustrated here, at Fairfield Park and also central Manchester, were eventually acquired by Bannatyne's Health & Fitness. The clubs were fitted out using the experience of PJ Livesey Manufacturing Ltd and our own in house Interior Design department to create luxury Urban and Country Health clubs. We have found that small, resident use only establishments can produce more problems than they solve, and are therefore not considered a viable solution. With an independant gym there has to be a working compromise made, based on the proximity of the facility to residential properties the setting of the listed building with careful consideration given to the impact on the heritage asset.

Overall we have found that a club becomes a social hub for the whole development, and is therefore worthwhile in providing a long term community.





BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS

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 preserved.

We are actively progressing our outlook on this topic, exploring all products available in the market place and testing these against the advice given by English Heritage and Historic Scotland and some of the other conservation bodies to enable us to produce a product that will attract people into making their home in an historic property and therefore provide for the long term future of our historic buildings.

“ THE **BEST THING** ABOUT THE **FUTURE** IS
IT COMES ONLY **ONE DAY AT A TIME** ”

• ABRAHAM LINCOLN

Nothing in the world is permanent, and we are foolish when we ask anything to last, but surely we are still more foolish not to take delight in it while we have it? If change is of the essence of existence one would have thought it only sensible to make it the premise of our philosophy.



W. Somerset Maugham

A HISTORY OF **EXCELLENCE**



BREATHING NEW LIFE INTO BRITAIN'S HISTORIC BUILDINGS



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PJLivesey
GROUP



— Ashburton Park, Beacon Road, Manchester M17 1AF —
0161 873 7878 | info@pjlivesey.co.uk | www.pjlivesey-group.co.uk

— **2015 EDITION** —