

CASE STUDY



BROCKENHURST

Client: Pegasus Life Ltd.

Location: Holmwood, The Rise, Brockenhurst SO42 7ZP

Duration: March 2018 – October 2019

Project Value: £5,700,000.00

Project Size: 30,000 sq. ft.

SCOPE

Partial demolition to a Victorian Villa Hotel and extension added, the construction of 3 more Villa's to total 24 luxury apartments across the four blocks, soft & hard landscaping and 25 car parking spaces.

Building within this densely populated residential area with several retail, residential and hotel facilities nearby meant continuous liaison between the site team and neighbours to minimise disruption and avoid inconvenience. We also circulated a monthly newsletter to the individual properties to keep them up to date with progress and upcoming events.



The works included, but were not limited to;

- Partial demolition to the existing Victorian Villa Hotel followed by an extension to this building and a complete refurbishment.
- Construction of three further villa's across the site to have a total of 24 luxury apartments across the whole development.
- Vibro-stone columns were the selected method of foundation construction to save time on site and vastly reduce co2 emissions. This form of ground improvement also allowed the use of up to 60% recycled stone product, further reducing environmental impact.
- The frame was constructed traditionally with brick & block.
- All floors were constructed using wide-span concrete floor beams followed by insulation and floor screed.
- All non-loadbearing internal walls were constructed using lightweight metal studwork with insulation and plasterboard facing.
- Floor mounted gas boilers were used to provide hot water and the buildings were heated via the underfloor heating system which was designed to be used in conjunction with MVHR technology.
- Roof mounted PV electric solar panels further contributed to energy reductions across the site.
- A mix of traditional material, including red facing brickwork and clay plain tiles with club features where used to help site the scheme within the context of the national park. The design of the individual villas adopted a traditional vernacular with a contemporary twist, avoiding a pastiche presentation and further enhancing the aesthetic as a whole.

- The additional of hardwood timber detailing in and around the generous external terraces further enhanced the material palette of the scheme, and by allowing the timber to age naturally the buildings will blend into the local environment as time goes on
- Extensive soft landscaping was installed to the landscape architects design, this was stepped and terraced across the site to work with the changing levels and contours of the site and to present a mix of both private and shared external amenity spaces for the residents.
- Communal facilities are included within the central Villa, including a warm and cosy residents lounge with a communal social kitchen leading off it. This includes an honesty bar, with a drinks terrace set among mature trees taking advantage of the south facing orientation.
- Further facilities include the concierge office, the mobility scooter store, and the guest suite, allowing visitors to stay over should numbers be too great to accommodate within the residents own apartment.
- The development includes car parking for each apartment, set in resin bound gravel to provide a more natural feel than a more commercial black tarmac finish. A number of spaces include electric car charging for the benefit of the residents, allowing them greater flexibility in their choice of car ownership.
- The location benefits from its close proximity to the local high street, and there is a private residents pedestrian access route that links directly to this.

