

Hafod Road Luxury Residential Development



Project name:

Hafod Road Luxury Residential Development

Location: Hereford

Value:

£3m new build project

Services:

Masterplanning
Architecture
Landscape Architecture
Civil & Structural Engineering
Project Management

The Brief

Having acquired land in Hafod Road, one of the most prestigious addresses in Hereford, IE Developments commissioned One Creative Environments Ltd. (One) to initially obtain planning consent and develop a tender pack for an upmarket development of luxury residential apartments and homes.

Having successfully fulfilled the brief, the client recommissioned One for the contract administration of the development, to ensure smooth delivery through the construction phase.



Project Overview

The brief from the outset was for a development masterplan of luxury, high specification homes in this well sought-after location.

One's plan included five spacious apartments, one of which being the penthouse with spectacular views across Hereford, that boasts attractive outdoor living spaces with upper floor balconies or ground floor gardens.

Four new generously-sized luxury three and four-bedroom homes are also well positioned on the site with all properties making the best use of floor to ceiling windows to flood the interiors with natural light.

The whole development has strong environmental credentials and utilise significant sustainable build principles: low energy and efficient, air tight structures with timber frames, triple-glazed windows and both rain water harvesting and grey water systems.

The site, however, was not without its challenges. The topography and levels provided significant issues to be overcome, for example, with regards to drainage. A number of protected trees also required consideration in the site layout, however, they were made to become assets, populating gardens and lining an attractive driveway through this beautiful residential setting which is elevated and set back from the road.

The client has successfully sold off plan, prior to and during construction, with the whole development due to be completed early in 2019. Further information is available at www.iedevelopments.co.uk/current-projects

“*Hafod Road is one of the most prestigious addresses in Hereford. We knew that we could rely on One for both quality and creativity for this residential development and I am pleased to say that we have successfully sold off plan prior to completion.*”

Tim Evans, IE Developments



Images courtesy of IE Developments

The Benefits

- **Landscape-led masterplanning** – One's team is experienced in producing masterplans for residential developments that maximise the benefits of the natural environment and create prestigious spaces where people want to live.
- **Overcoming site challenges** – the team is adept at working within site constraints and finding creative solutions, for example, the mature protected trees required careful navigation for the overall site layout, however, now enhance the local environment.
- **Energy efficient** – all of the residential properties have significant sustainable build principles making this a development with strong green credentials.



For further information
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