



cyril leonard
project & building consultancy



Residential Projects



Cyril Leonard's Project and Building Consultancy Team have a long established record of working for Building Owners, Occupiers, Purchasers, Developers and Funds.

We work with Clients who include Private Individuals, Property Owners, Developers, Funders and Property Companies to understand their aims, goals and objectives and to help them achieve these.

Our Team of Chartered Building Surveyors and Project Managers undertake acquisition surveys for Clients on residential properties and technical due diligence as well as providing development consultancy, acting as Employer's Agents or Employer's Representatives and project managing residential projects which include new build, refurbishment, reconstruction and extensions.

Projects illustrated on the following pages demonstrate a wide range of capability and our expertise with high end residential premises, Listed Buildings, Conservation Areas, subterranean construction and swimming pools.



Eaton Square, London

Cyril Leonard were instructed as Project Managers for Private Developer Clients in connection with the unification of two adjoining flats and refurbishment to create a new lateral conversion comprising approximately 10,000 sq ft (929 sq m) of space including a new basement swimming pool within the rear garden with an estimated construction cost on completion of circa £8.5 million.

The premises are Grade II* Listed and constructed circa 1850.



Holland Park, London

Cyril Leonard were instructed to project manage the refurbishment of this Grade II Listed Palladian Town House in Holland Park. This high quality project was completed in two phases and involved the construction of circa 3,000 sq ft (278 sq m) of new basement accommodation including swimming pool, health centre and squash court located beneath the garden to the rear of the property. This involved the construction of a contiguous bored piled wall and removal of all spoil and introduction of new materials through a 1.2m wide window opening at the front of the property! Contract Value circa £8.5 million.



Pacific Wharf, London

Cyril Leonard were instructed by Property Company Clients to procure the refurbishment of an 1,800 sq ft (167 sq m) duplex penthouse apartment on the River Thames in order to prepare the property for sale. The property was refurbished to include the installation of comfort cooling, internal re-planning, refit to bathrooms and kitchens and renewal of internal finishes. The two bedroom, three reception room property with balconies and external terrace was marketed with a £1.5 million sale price on completion of the works.



Walton Street, London

Cyril Leonard were instructed as Client's Representative in connection with the redevelopment of this substantial prominent property on Walton Street, Knightsbridge for Private Clients.

Originally constructed as a school, subsequently utilised as a Magistrates Court, the property was reconstructed for the new Owner behind a retained façade and with new basement accommodation and a swimming pool to the rear.

Project Value circa £5 million excluding internal finishes.





Chilham Castle, Kent

Cyril Leonard provided consultancy advice to the Purchaser of this substantial period property. We assisted the Client in selecting and appointing a Professional Team and negotiating and agreeing terms of appointment and fees. Guidance was then provided in respect of procurement options and development monitoring was undertaken acting as Client's Representative and providing guidance and advice as required in connection with the refurbishment of this 17,000 sq ft (1,579 sq m) Grade II Listed property.



Cannon Hall, Hampstead

Cyril Leonard undertook a pre-acquisition survey of this prominent Grade II Listed Georgian property in Hampstead followed by Procurement and Project Management of the refurbishment of the property which included the construction of a new sunken internal swimming pool located within the garden area and linked to the property.

Total Contract Value circa £3 million.

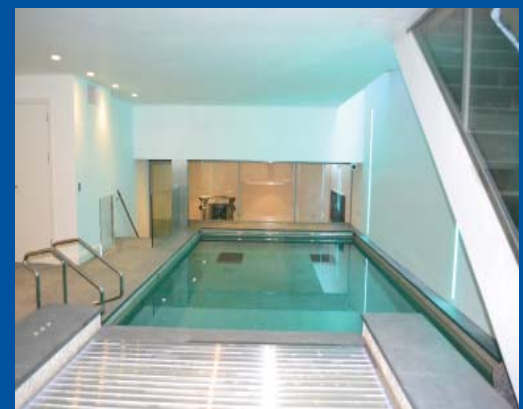
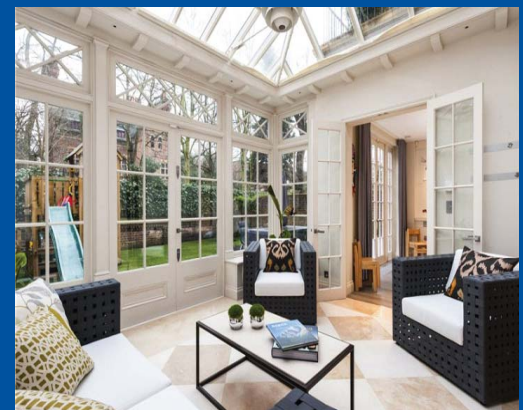


Ilchester Place, London

Cyril Leonard were instructed as Employer's Representative and Employer's Agent in connection with "Design & Build" procurement of the refurbishment of this terraced property in Holland Park, located in a Conservation Area, to include the construction of a 3,000 sq ft (278 sq m) basement beneath the existing house and garden to include provision of a swimming pool and cinema facility and gymnasium together with refurbishment of the remainder of the property to create a 10,000 sq ft space for occupation by Private Clients on completion. The property was subsequently sold for £19 million.

Project Value circa £4.5 million.

Project duration circa 18 months.





Lancaster Gardens, Wimbledon

Cyril Leonard were instructed by Private Clients to project manage the redevelopment of an existing nursing home site located on this residential road to provide a new 12,000 sq ft (1,114 sq m) detached residence in the heart of Wimbledon Village. The work was completed within a 22 month Contract period including clearance of the existing site whilst retaining the existing facade and constructing new accommodation. The project was completed on programme and within the £4.5 million budget. The completed property was fully fitted out to an Interior Designer's specification including bespoke cabinetry, furnishings and artwork.



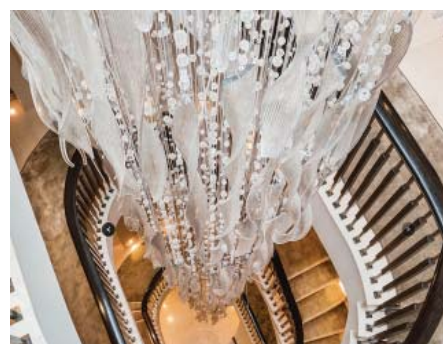
Leigh Street, London

Property Company Clients instructed Cyril Leonard to project manage the conversion of this circa 800 sq ft (74 sq m) split level office into high quality residential accommodation within a Grade II listed Bloomsbury Georgian Townhouse. The project involved the obtaining of Listed Building and Planning Consent for the works and Change of Use followed by the design, tendering and project management of the works to provide open plan living accommodation and two bedrooms, both with en-suite bathrooms. Project Value circa £125,000 with a construction period of circa 3 months.



Reeves Mews, London

Cyril Leonard acted as Development Monitors for Funding Clients in connection with the redevelopment of an existing mews property in Mayfair to create a new terraced townhouse providing approximately 7,500 sq ft (696 sq m) of accommodation at basement, ground and on two upper floors. The project was completed at a cost of circa £3 million over a 13 month contract period. The completed project was marketed for sale at circa £20 million.



Contact

Cyril Leonard
Chartered Surveyors
22 Gilbert Street
Grosvenor Square
London
W1K 5EJ, United Kingdom
T: +44 (0)20 7408 2222
F: +44 (0)20 7491 4292
www.cyrilleonard.co.uk

For further information on any of these projects or the range and scope of services available from Cyril Leonard please contact

Simon Blausten +44 (0)20 7408 4626
simon.blausten@cyrilleonard.co.uk

Jonathan Slater +44 (0)20 7408 4640
jonathan.slater@cyrilleonard.co.uk

Simon Rooke +44 (0)20 7408 4602
simon.rooke@cyrilleonard.co.uk

or visit our website at
www.cyrilleonard.co.uk

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