

# Hafod Road Luxury Residential Penthouse

## 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.

Location: Hereford

Value: £3m



## 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.

“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

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