

# Cottles Quay



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Cottles Quay was an old garden nursery with an old boat shed for storage, located in the heart of the prestigious town of Salcombe, South Devon. We were employed to convert the buildings into a two storey two bedroom house and a amphibious 2 bedroom annexe. The project was designed by BACA Architects from London and engineered by Techniker who designed the floating house featured on Grand Designs.

The project had considerable logistical issues due to its location and access being via a set of double doors, of which we had to utilise special methods and equipment to remove the old structure and spoil.

The main house was constructed so that it could be finished in an industrial feel. We designed and installed a solid steel staircase which was lacquered to give it protection.. Barnes of Ashburton manufactured the kitchen for both areas as well as the bedroom joinery, which were all finished in reclaimed wood from a chapel previously demolition. The walls and floors were finished in Breton Cire polished concrete and sealed to provide a natural cement look.

The amphibious annexe was constructed on a tidal construction programme with every detail time critical due to the pouring of concrete and curing times prior to the sea water entering the excavation. The annexe was two storey with one storey being below ground which housed a cinema room and bathroom, leaving the upper floor to house two bedrooms and a kitchen. The services for this building were designed and installed so that the building movements didn't affect there operation.

The entire development was designed to be flood resistant from the high tides experienced throughout the year, with flood doors in specific locations and barriers in others on the main house.





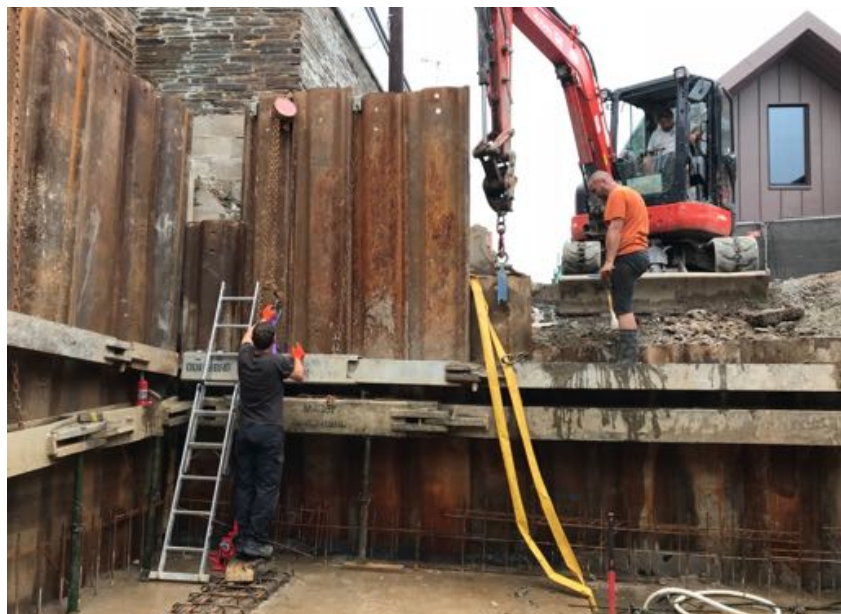




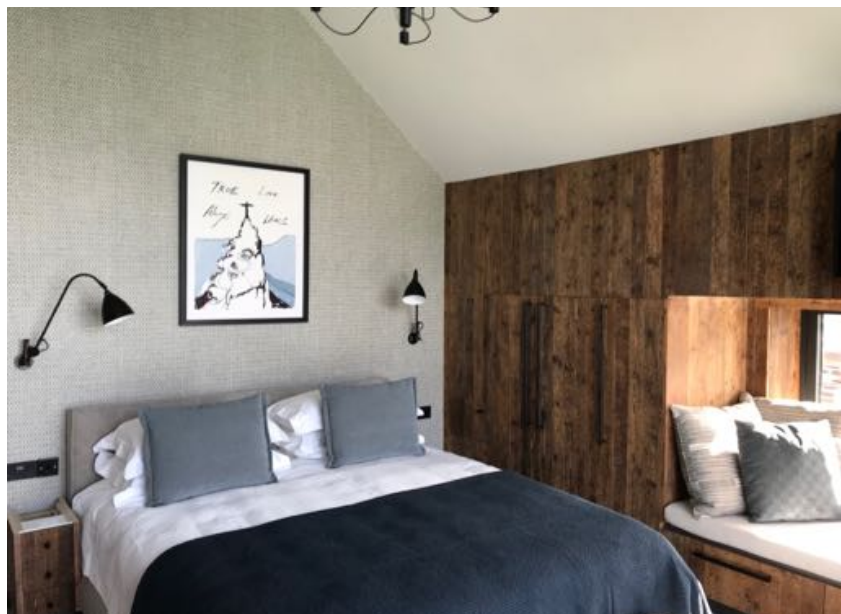




















# Client Testimonial

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*We found Armada via a project they were carrying out in Hertfordshire, where they were constructing an ultra prime residential property.*

*From our initial meeting with Ben we knew we had found the right team to build, our one-of-a-kind home in Devon.*

*They had numerous elements to deal with to carry out the build but they dealt with all of these with a logical approach working around tides and bad weather. They kept us fully informed of issues, solutions to the issues and of costs throughout the project.*

*We now have a home that is not only resilient to all weather elements but also gives a warm homely feel.*

*Liam & Clare*



# Key Personnel

**Ben Coggins – Project Director** – With over 25 years experience in various elements of construction, having started his career as a part of the construction team that grew Fitness First Plc from its first club to the worldwide force it is today. Moving into the bespoke private residency area in the early 2000's where his vast experience in mechanical and electrical design alongside his construction knowledge helped construct some of the best bespoke residential dwellings in the UK. Ben has managed projects with individual values from £100,000 to £7.5 million.

**John Curd – Construction Director** – John has extensive knowledge and experience in all types of ground works having worked on numerous projects over his 20 years within the construction industry. He has worked on projects ranging from Naval dry dock construction to bespoke residential below ground construction. Having recently completed the ground works package on a £5 million residential property within Sandbanks in Dorset and a £2 million residential project in Salcombe in Devon.

**Simon Lewis – Contract Manager** – Simon has over 25 years experience within the construction industry with his key role being project financial control and procurement. Simon oversees the procurement and accounting process of the business.

**Allan Coggins – Construction Consultant** – Allan has over 45 years experience within the construction industry with his key role being project design and technical construction methods. Allan has overseen the design and construction of projects within the UK, Europe, Asia and Australia with these ranging from commercial projects to bespoke residential dwellings.

**Ed Ashfield - Project Manager** - Ed has extensive construction knowledge and having worked on various types of developments and new build properties during his career, this knowledge allows the team to propose various recommendations to consultants during the design and construction phases.