



**ARMADA**  
PROPERTY UK

The Oaks

# The Oaks

The Oaks was an unfinished, replacement, detached dwelling, set on a north facing steeply sloping site, on the edge of the Duryard Estate, adjacent to the University. The project had been undertaken piecemeal over a period of 10 years, nothing was completed and nothing was standard construction – see photos.

For sustainable and cost reasons the Owner was keen to retain the two-storey frame. The approved proposal was considered too complex, large (at 407m<sup>2</sup>) and expensive to construct, so we took a fresh, more modest, sustainable approach, employing the existing structural frame and retaining structures where possible.

The revised design:

From the entrance to the property the house is deliberately modest and low-key. A single storey mid-level entrance area draws in arrivals from the carparking area and acts as a separation between the more public entrance area and more private south facing courtyard.

The dwelling opens up as you progress through the site and the slope allows the three storey building to fit comfortably into the hillside.

The main living areas are on the ground and lower ground floor, and located to suit the use i.e. the immediate and distant views, sun, access to existing external courtyards, terraces, balconies etc. Where applicable glazed sliding doors allow the garden to be an extension of the living areas.

Materials The design seeks to make sense of the existing structure visually as well as practically. The proposed standing seam metal clad walls is employed to unify the two-storey element and blends into the landscape setting.

The project was completed largely within budget and within the timeframes agreed despite taking on an unknown structure, increasing material costs and covid.

















# Client Testimonial

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We selected Armada for our project as the team was very professional right from the start of our conversations. They were able to go in great details about the challenges, the cost and their track record.

They did not disappoint us! This has been a very ambitious project having to navigate through discoveries about the site and Covid times.

They worked really well with our architect and helped us make critical decisions about the project. We could closely see progress as the staged demolition and construction enabled us to live on site to save money.

They delivered on time and within cost estimates and we are thrilled to live in our dream home.

*Mathieu & Zoe*  
*The Oaks, Exeter*

# 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.