



CITY & COUNTRY





ST OSYTH PRIORY, ESSEX











CHERISHING  
HERITAGE  
CREATING THE  
FUTURE

CITY & COUNTRY









THE GALLERIES, BRENTWOOD, ESSEX



# OUR ESSENCE & AMBITION

City & Country is a family~owned business which was originally founded in 1962. The Group has always been construction focused, although over the last 50 years we have been successfully evolving and embracing change to become a market leading niche developer; specialising in working with the very best of Britain's architectural heritage and sensitive landscapes.

Based in Stansted, Essex, City & Country has historically operated in East Anglia. As part of our strategy for growth and in order to capitalise on our core skills and new opportunities we have expanded our sphere of operation to include London, the South East, the South West and prime markets around key cities.

Our background means that we are very well placed to evaluate and deliver complex mixed use schemes but we are best known for our award winning reputation as an expert in the conservation, restoration and conversion of historic and listed buildings. This, combined with the sympathetic and complementary design of new properties around these nationally important heritage assets or in other sensitive places, has put us at the forefront of specialist property development.

While the economic crisis may have created havoc within the development industry over recent years, City & Country has

viewed these difficulties as a genuine opportunity. Conservative and careful planning coupled with the decision to turn assets into cash immediately prior to the credit crunch, has ensured the company's financial wellbeing. This and the continued support from our funders over forty years, has enabled us to make shrewd acquisitions. As a result, we are now poised to take the next well~considered step towards achieving our ambition of tripling the value of the company over the next four to five years.

Quality is at the centre of everything that City & Country does which is how we remain leaders in our field. By combining experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship we are able to deliver successful and aspirational developments. With fifty years in business, our most powerful motivation continues to be the constant pursuit of excellence and continuous improvement in every part of our business.





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BALLS PARK, HERTFORD





*'The key, I think, to finding a successful use for historic buildings is to combine pragmatism with imagination and to support that process with expertise and sensitivity. The success which City & Country has brought to some very difficult buildings shows that their approach is not like other developers, to push for a one-size-fits-all solution, but to tailor their work in a way which retains all the character of those buildings while respecting the built heritage.'*

DR LEE PROSSER, CURATOR (HISTORIC BUILDINGS)  
KENSINGTON PALACE AND KEW PALACE





# CREATING SPECIAL PLACES FROM COMPLEX & CHALLENGING SITES

The Group takes an entrepreneurial and design led approach that is anchored by common sense, agility, an innate feel for markets and the creation of value. This means we can spot opportunities, where others do not, act quickly and decisively to evaluate those opportunities and do not shy away from well-considered change where it will ultimately add value. This, coupled with our close attention to detail, ensures that from the point of land acquisition through design, procurement, construction and, eventually, the marketing of our product ~ creating lasting value is at the very heart of our decision making.



Specialising in unusual or complex and challenging sites reduces the potential competition and helps protect the Group's profit margins. This is especially so as there are so few developers with the appetite, patience or the specialist skills that are required to successfully work in and with Britain's most precious heritage assets.

Our success thus far has been founded on an unwavering respect for, and understanding of, these assets; our multifaceted approach and refusal to compromise on quality. We have a first class reputation for producing exceptional properties that are creatively designed, well built, eye-catching and a pleasure to own.

*Creating lasting value is at  
the very heart of our decision  
making.*





THE GALLERIES, BRENTWOOD, ESSEX





## THE GALLERIES, BRENTWOOD, ESSEX

### BEFORE

HIGHLY INSENSITIVE 1950s EXTENSIONS HAVE FILLED THE COURTYARD AND HIDDEN THE ORIGINAL BEAUTY AND PROPORTIONS OF THE HERITAGE BUILDINGS.





#### AFTER

THE LATER ADDITIONS HAVE BEEN REMOVED TO REVEAL THE LISTED BUILDINGS AND THE TOWER, WITH ITS CRENELLATIONS, HAS BEEN RESTORED. THE GARDENS HAVE BEEN PLANTED TO REFLECT THE ORIGINAL DESIGN CONCEPT.

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*'City & Country has a thoroughly well-deserved reputation as an outstanding heritage developer, particularly of challenging sites with nationally important historic assets. They deliver their projects with a genuine passion via a team of accomplished, highly professional and experienced specialists who are a pleasure to work with. Their dedication is second to none.'*

PETER VILLAGE, QC



## A PASSIONATE & EXPERT TEAM

City & Country is an entrepreneurial family business with the Group Board comprising Sargeant family members who remain actively involved in the business. They provide invaluable advice, guidance and support in their key areas of expertise to a professional management team that is running the business on a day-to-day basis.

Managing Director, Helen Moore, was appointed in April 2010 to develop and lead the management team. She has brought an external perspective and 20 years' experience in property development at a number of major national housebuilders combined with strong communication and leadership skills. Her expertise perfectly complements those of the Group Board whose skills are predominantly more practical and design focused. This dynamic mix has already yielded improved results especially in our engagement with local communities.

It is this recognition of the benefits of building a skilled, experienced and winning team that has been a key driver for the growth of the business. For instance we recognise that in addition to sound acquisition, significant value is created through the design and planning process. As this process has become increasingly more difficult and demanding, with the essential ingredients of excellent engagement and communication skills, we have created a specialist team to listen, fully understand and deliver viable solutions. As a result,

City & Country is highly successful in achieving well-supported planning consents that carefully and successfully balance all the competing needs and aspirations of the local authority, key stakeholders and the wider community.

The entire team is passionate, talented, enthusiastic and experienced; with entirely complementary skills sets. We have headhunted, recruited and chosen a very special team of planners, architects, designers and construction professionals; so that we can control and manage the most difficult of projects and be assured that the end product will match our vision. Neither are we reluctant to bolster our team still further, with specialist consultants who are expert in their field, in order to bring together a team that perfectly matches each specific project.

Together, we are united in our commitment to producing properties which are visually outstanding and expertly designed and constructed, so that they are a joy to own and are an attractive addition to the wider community.



# ONLY WHEN WE CAN RECOGNISE THE GOOD FROM THE BAD, THE RARE FROM THE COMMONPLACE, & THE IMPORTANT FROM THE TRIVIAL ...

At City & Country we often find ourselves working with listed buildings that have been passed down from one generation to the next, sometimes over many hundreds of years. Often their owners have taken a harsh functional approach to their evolution and maintenance rather than the more sympathetic approach that these wonderful heritage assets deserve.

We feel privileged to rescue these historic treasures and therefore treat them with real respect, taking a great deal of time to understand them as best we can before we start any work. We employ architectural historians to delve through the physical fabric on site and the archives of historical information available, such as period photos and original drawings.

This allows us to produce an Historic Building Assessment that can inform its redevelopment and conservation. Only when we can recognise the good from the bad, the rare from the commonplace, and the important from the trivial, do we start work. Like a joiner who needs to understand the grain and the nature of a piece of wood before he starts, we need to understand the many layers of history before we begin.

At King Edward VII Hospital in Midhurst, West Sussex, we discovered the exact planting records that had been produced by the great landscape designer Gertrude Jekyll as she checked the gardeners had followed her planting scheme. This has provided us with the means to recreate exactly what she had planned over a century ago.

*We employ architectural historians to delve through the physical fabric on site and the archives of historical information available such as period photos and original drawings.*











## ... DO WE START WORK

*Sometimes the history is only revealed once modern layers have been removed. We do this early in the process so that, with this knowledge, we can create a scheme that is responsive to the history, highlighting key features and making them the stars of our proposals.*

At The Galleries in Brentwood the building's ingenious metal 'asylum' windows, patented by George Myers (the renowned builder who worked extensively with Pugin), but largely stripped out by the NHS, were not recognised until our team in their research uncovered the exact description that allowed a window in a semi-basement room and another within the old workshops to be identified as original Myers' windows. As a result of this fortuitous discovery they were conserved and remain in situ.

Sometimes the history is only revealed once modern layers have been removed. We do this early in the process so that, with this

knowledge, we can create a scheme that is responsive to the history, highlighting key features and making them the stars of our proposals. Grand staircases, plasterwork ceilings, fine proportioned windows, hand carved fireplaces and doors, vistas through ornate gardens, and the orientation of the sun, all drive the final design to provide places that enhance the properties while being sensitive to their historic context.

Our research also drives the design of the new additions so the detailing is historically correct and new buildings pay the appropriate respect to the main attraction.



# BREATHING NEW LIFE & PURPOSE INTO HISTORIC BUILDINGS

City & Country's completed projects are our own very best advertisement. The inherent excellence in design and construction quality continues to excite and delight visitors, stakeholders and residents alike. Working closely with English Heritage, local authority planners and designers, and our own team of experts, City & Country applies fresh and original thinking to space planning whilst preserving the original proportions, features and splendour of the prestigious and eminent buildings with which we work.

We also place a strong emphasis on building long term relationships to ensure that we have a regular team of excellent contractors and suppliers of appropriate materials. Our construction methods, design and materials, combine a careful balance of traditional and contemporary influences.

It is this sympathetic and understanding approach which gifts renewed life to some of the country's most important heritage assets and ensures their survival for the enjoyment of future generations, by bringing them back into long term and beneficial use.



*'City & Country demonstrate exceptional care when restoring and breathing new vitality into their historic building projects. Their approach is exemplary.'*

PROFESSOR ROBERT TAVERNOR  
BA, DIP ARCH, PHD, RIBA









BENTLEY PRIORY MANSION  
STANMORE, NORTH LONDON

BEFORE

HAVING SERVED AS RAF FIGHTER COMMAND HEADQUARTERS DURING THE BATTLE  
OF BRITAIN THE BUILDINGS HAD MORE RECENTLY BECOME NEGLECTED AND UNKEPT.





## AFTER

METICULOUSLY RESTORED AND CONVERTED INTO 25 LUXURIOUS PROPERTIES WITH PARTICULAR ATTENTION PAID TO RETAINING THE ORIGINAL FEATURES AND REINSTATING THE ITALIANATE GARDENS.

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## SYMPATHETICALLY & CREATIVELY ADDING A NEW LAYER OF HISTORY



*‘City & Country does restoration work extraordinarily well with both boldness and sensitivity, but that often puts its excellent new-build work in the shade. It is a rare hybrid: able to convert, restore and revive what is there; but also, alongside, inject brand new homes into the mix, without losing the overall feel and ambience of sites that invariably come with buckets of heritage.’*

JUDGES COMMENT FROM BEST SMALL HOUSEBUILDER AWARD  
WHAT HOUSE? AWARDS 2013





City & Country also builds brand new homes often within the grounds of historic and listed buildings or within sensitive conservation areas. We recognise the importance of sensitively designing and siting these properties to add a new and attractive layer of history without detracting from the historic buildings or setting.

Our new homes are designed specifically for each site ~ there is no 'one size fits all' architecture at City & Country. The properties range from homes that embrace and sympathetically blend with the existing architecture, and local vernacular, using traditional materials and proportions to well-detailed contemporary homes that provide a fitting and appropriate contrast and foil to the heritage buildings.

Through research we seek to understand the talents of the great architects, the flair and creativity of eminent landscape designers and the skills of master builders and their craftsmen. This allows us to make choices, create designs and to build new homes that are special long term solutions that will not only be enjoyed by their current owners but also be cherished by future generations.





# RECOGNISING THE IMPORTANCE & VALUE OF LANDSCAPE & ECOLOGY

The natural environment has an enormously positive effect on people's lives so we always work to integrate beautiful landscapes, rich in biodiversity, within all our developments. To ensure that our team has an in-depth knowledge of the habitats at each site we undertake detailed ecological surveys for protected wildlife, trees, and of course the historic landscape.

We invest heavily in good plants and high quality landscaping from the earliest stages of development and pride ourselves on our commitment to distinctive designs that complement and enhance the historic setting of our properties. The Group reinstates both original soft and hard landscaping features such as garden follies, sweeping formal drives, huge avenues and blends these with the new designs to create a soft, attractive and appropriate backdrop.

At The Galleries in Brentwood, the meticulous restoration and conversion of a Victorian hospital in the Tudor style,

City & Country discovered the original plans including detailed drawings showing formal gardens and 'airing courtyards' designed for patients of the hospital. These detailed proposals were never realised but they have now been included for the benefit of future residents as part of the extensive award winning landscape masterplan. These beautiful landscaped and tranquil courtyard gardens now provide a space for the quiet enjoyment of the historic setting and form the focal point for the development.

*'A very impressive refurbishment of the Victorian Warley Hospital grounds with a visually stunning landscape reflecting the original designs of the 1850s.'*

JUDGES COMMENT ON THE GALLERIES, BRENTWOOD, ESSEX  
BALI NATIONAL LANDSCAPE AWARDS 2008





BENTLEY PRIORY MANSION  
STANMORE, NORTH LONDON





THE GALLERIES, BRENTWOOD, ESSEX

THESE STUNNING LANDSCAPED GARDENS WON THE PRINCIPAL AWARD FOR SOFT LANDSCAPING UNDER ONE HECTARE AT THE BALI NATIONAL LANDSCAPE AWARDS 2008.







# RECOGNISING THE IMPORTANCE & VALUE OF LANDSCAPE & ECOLOGY

St Osyth Priory not only contains a Registered Park and Garden, which are Grade II listed, it also encompasses a Scheduled Ancient Monument and 22 listed structures, which include a number of Grade I listed buildings. The restoration of both the buildings and the parkland is fundamental in saving this significant and complex estate from dereliction.

The estate is rich in flora and fauna with more than 200 species of birds, invertebrates, bats, amphibians, mammals and reptiles found across a variety of habitats, some of which are designated Sites of Special Scientific Interest, Special Areas of Conservation, Ramsar and Special Protection Areas. City & Country is working closely with local, regional and national advisory bodies including Natural England, The Environment Agency, RSPB and Essex Wildlife Trust, to ensure that the best approach is being taken to conserve and repair this important environment.

Through the repair of the scarred landscape, much of which has been used for mineral extraction, the reinstatement of hedgerows, the planting of more than 1,100 new trees, the restoration of the historic deer banks, the replanting of the historic gardens and avenues and the refurbishment of several lakes that are scattered across the landscape, it is proposed that the Parkland will be saved for future generations.







*'Grant Associates enjoy collaborating with City & Country and working closely with their team to bring life back to the landscape and spaces of these important historic buildings. We have shared City & Country's unique energy, depth of knowledge, and commitment, to help transform neglected and forgotten spaces to landscapes which are rich and diverse, and creating places for both people and nature.'*

KEITH FRENCH, DIRECTOR  
GRANT ASSOCIATES

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# COLLABORATION & PARTNERSHIP DELIVER SUCCESS

We understand that the best solution is often found through collaboration and working in partnership with local authorities, English Heritage, Natural England, landowners, our development partners and other key stakeholders. Open and honest dialogue is therefore one of the keys to City & Country's success. Over the years we have been able to form strong mutually respectful relationships which have allowed us to find innovative, viable and award winning solutions for nationally important heritage assets and complex and challenging sites.

In our commitment to ensure that we deliver to the highest standards, we subject ourselves to external review and assessment. English Heritage is often involved in our projects as a result of their unrivalled historic interest ~ this is a level of critique we always welcome. Furthermore, we have involved ourselves in the Prince's Regeneration Trust, contributing to their vision for finding ways in which public and private uses can be mixed successfully. Both organisations are known for requiring the very highest standards when involving oneself with the Nation's heritage.

We recognise that we alone cannot always have all the answers, so in our desire to cherish and find the best solution for the properties we acquire, we often appoint a hand-picked team of consultants with the relevant expertise for each individual project. We choose consultants who are as passionate about our schemes as we are. This has led us to work with some of the top professionals in their respective fields from planners to architects, environmental consultants and heritage experts to landscape architects, to secure the future of the wonderful and irreplaceable properties in our portfolio.

*'We love working with City & Country because of their deep respect and knowledge of each heritage project. This generates a specific response to the buildings and their context ~ each being totally unique and therefore generating bespoke design ~ a refreshing rejection of the standardised response to most developments in this country. They challenge us to think hard too!'*

KEITH BRADLEY, SENIOR PARTNER  
FEILDEN CLEGG BRADLEY STUDIOS





*'Unlike many other developers in this field, City & Country's response to listed buildings is refreshingly sympathetic. They see the building as a creative challenge rather than an obstacle; they listen pro~actively to what we as conservation architects have to say and are flexible in their approach to projects.'*

CHRIS BETTS, PARTNER  
PURCELL MILLER TRITTON

*'City & Country is a special client to work with on account of their enthusiasm and commitment to producing projects of genuine quality. Their particular expertise in working with existing buildings and crafting new interventions is impressive and, when combined with the energy they bring to the planning and delivery process, makes it a pleasure to be part of their team.'*

MICHAEL SQUIRE, SENIOR PARTNER  
SQUIRE AND PARTNERS



# COLLABORATION & PARTNERSHIP DELIVER SUCCESS

At the internationally recognised Bentley Priory this collaborative style has worked especially well. City & Country was approached by a major housebuilder with a proposal to prepare a joint bid for the site on the basis that they would provide the infrastructure, and 89 new build residences, and City & Country would deliver the museum as part of the planning consent alongside 14 residential units within the mansion and the listed buildings.



As part of the selection process interviews were held with the Bentley Priory Battle of Britain Trust, who were extremely impressed by City & Country's track record and our practical yet sensitive approach to restoring and converting the mansion into the museum, which had always been the key driver for the proposals. This confidence in City & Country's ability to deliver was instrumental in us being chosen as the preferred bidders and partners to work with the Trust in delivering the vision for this highly significant historic site.

*Restoring an iconic building...  
an architectural masterpiece...  
with royal connections...  
and the Battle of Britain  
headquarters*





*'For the Trust, it has taken five long years to reach this point but we are now delighted to be working alongside City & Country to make our vision a reality. In partnership together, we can do real justice to Bentley Priory's rich history for the benefit of future generations.'*

AIR CHIEF MARSHALL SIR BRIAN BURRIDGE  
CHAIRMAN OF THE BENTLEY PRIORY BATTLE OF BRITAIN TRUST

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*‘Macquarie selected City & Country as its joint venture partner based on their track record and expertise in repositioning listed buildings. Since the formation of this relationship City & Country has successfully achieved a viable planning outcome for the King Edward VII Hospital project in West Sussex which has reinforced Macquarie’s view of City & Country’s expertise in handling this very specialised form of project.’*

DAMIEN HUGHES  
MACQUARIE BANK LIMITED





# UNLOCKING THE VALUE IN CHALLENGING & COMPLEX SITES

City & Country continues to thrive on opportunities that are complex and challenging where others do not appreciate the value or find it difficult to evaluate the risk. By buying or partnering on these hidden quality sites and through care, attention to detail and excellent design, we create new developments of real and lasting value.

Using our ever increasing knowledge we are confident that we will be able to continue to respond to the numerous opportunities that become available; whether as a result of a reduction in local authority budgets or Government departments looking to dispose of assets, we know that the public sector can reduce their liabilities and at the same time, transform and utilise their often run down and poorly maintained listed buildings.

The company portfolio includes a number of challenging projects, such as previously 'failed' schemes and bank repossessions, which have created partnering opportunities. This kind of opportunity requires a unique skill-set and a strong track record to realise the true potential of the site and City & Country works hard to bring together the ideal team to produce imaginative yet realistic and viable solutions.

King Edward VII Hospital in Midhurst which incorporates a range of Grade II and Grade II\* listed buildings and gardens is a good example of one such project. Macquarie Bank chose us as their development partner for our strong track record in delivering highly challenging restoration projects. The remit was to find a solution to rescue the former hospital from its perilous state while trying to recoup the bank's investment.

Planning consent to transform this important building into a thriving community in the heart of the South Downs National Park was received in November 2011, following a completely new approach to the proposals being adopted. We were very careful to take full account of the sensitive nature of the setting and the significance of the heritage assets, while undertaking a detailed consultation and engagement programme.



# UNLOCKING THE VALUE IN CHALLENGING & COMPLEX SITES

At Balls Park in Hertford this former university campus, which comprised the Grade I, II\* and II listed Mansion, Coach House and Stables, four cottages and a range of ugly 1960s and 1970s educational buildings, had a particularly difficult development brief. Their vision had been for a mixed use development with limited residential, none of which was allowed in the Grade I listed mansion.

After lengthy discussions with the local authority, English Heritage and key stakeholders, a solution was found which created 132 sensitively designed new build homes to fund the restoration of the listed buildings. Forty apartments have been created in the listed buildings through a set of

very careful restoration and conversion proposals. The design creatively retains the original grandiose proportions of the principal rooms and provides magnificent apartments that will be cherished by their owners and in so doing provide the long term, secure future they deserve.

*‘Having been witness to the many lives of the house, it is remarkable to see the house restored to its glory, ready to be enjoyed by the residents of Hertford again. City & Country have an incredible vision, and should be exceptionally proud of what they have created at Balls Park.’*

THE WORSHIPFUL THE MAYOR OF HERTFORD  
COUNCILLOR MRS SALLY NEWTON















# ENGAGING WITH THE COMMUNITY & INVESTING IN SOCIETY

City & Country recognises the importance of engaging in extensive and meaningful dialogue with key stakeholders and the local community, over and above what is required by planning policy. The heritage assets that we are seeking to protect invariably have strong, long standing and emotional associations with the local community as well as their inherent value in terms of heritage significance and context.

By communicating at an early stage we can encourage and empower local people to contribute towards shaping our proposals, so that they take account of community needs, aspirations and priorities. A greater understanding of the benefits that flow from heritage restoration and how this regeneration acts as a catalyst for further economic and social improvements enable the communities to make better and well-informed judgements and to become part of the solution, where difficult compromises often need to be made.

For example the Government's 2010 Heritage Counts Report *Impact of Historic Environment Regeneration* 1 October 2010, reported that in its survey about the perceived benefits of heritage-led restoration, over 90% of respondents believed that heritage-led regeneration leads to a positive contribution to the local environment, results in a nicer place in which to live, work and socialise, raises pride in the local area and creates a sense of place.

We have recently joined forces with George Clarke ~ Channel 4's 'Restoration Man' ~ to help us raise awareness of the plight of the significant number of historic and listed building in the UK. We share a passion for architecture, design and historic buildings which made the collaboration between us the perfect fit.

In October 2011, we officially launched a joint campaign ~ Save Our Architectural Legacy (SOAL) - designed to raise awareness of the country's collection of historic assets and urge people to recognise the importance of protecting them. At a time when the public sector faces difficult choices about how to fulfil their responsibilities with reduced resources, the SOAL campaign is designed to highlight that, in the wrong hands, these civic properties could be demolished, damaged irrevocably or left to go to ruin.





*'My passion for listed and historic buildings is well known. Most developers regard such buildings as 'difficult' or 'awkward' and don't see their true value, which is why I have been delighted to see, at first hand, the work of City & Country over the past few years.*

*Many of the buildings and historic estates in which they are involved would simply have fallen in to disrepair without their intervention. Their commitment to detail and integrity in undertaking the restoration process is second to none. You can't underestimate how relieved I am to see these historic buildings from Britains' rich architectural heritage being preserved, transformed and enjoyed once again.'*

GEORGE CLARKE  
CHANNEL 4's 'RESTORATION MAN'







# ENGAGING WITH THE COMMUNITY & INVESTING IN SOCIETY

City & Country has recently become a Benefactor of The Prince's Regeneration Trust as we share the same passion, core values and belief in the importance of heritage buildings and the positive benefits that can be derived for local communities through their regeneration. We intend not only to support, but to proactively share our experience and advice to assist the charity in its exceptional work in rescuing redundant heritage buildings from neglect, by finding and returning them to a beneficial and viable use.

*'We have worked with City & Country on the important heritage project at Bentley Priory and we have been impressed by their knowledge, commitment and enthusiasm.'*

**ROS KERSLAKE**  
CHIEF EXECUTIVE  
THE PRINCE'S REGENERATION TRUST

We also part-fund Essex County Council's Traditional Building Skills courses which teach builders and home owners how to restore some of the country's most treasured historic properties. With skills and knowledge gaps affecting specialist workers and building professionals in the heritage sector, City & Country has funded the courses' bursaries for several years in order to ensure that vital skills in timber framing, flint walling, thatching and wrought ironwork are not lost.

*'Essex has some of England's finest buildings and these generous bursaries provided by City & Country Group allow even more people to learn how to use traditional methods to preserve them for future generations.'*

**REBECCA CARTER**  
HISTORIC BUILDINGS EDUCATION OFFICER  
ESSEX COUNTY COUNCIL



# A CONSERVATIVE & CONSIDERED APPROACH

City & Country has always taken a conservative approach to the Group's financial planning and funding and this strategy has seen the company continue to grow and thrive where others have faltered. We have a proven track record of making astute and profitable acquisitions during recessions that have then generated a step change in the fortunes of the company as the market has improved.

Over the last three years the net worth of the business has grown at nearly 20% per annum. With the recent approval of planning consents for over 600 additional units combined with further well-considered acquisitions and consistent trading results we expect to accelerate this growth, in a controlled manner, over the next few years.

We have always held a rental investment portfolio to provide an alternative and regular income stream which complements our development income, whilst retaining the value of the assets and benefiting from capital growth in the longer term.

*'Great people build a great company and City & Country has great people. They have shown that, despite the recession, they have been able to grow the business and continually build and deliver outstanding homes. Their award winning talent, passionate delivery and entrepreneurial spirit, have enabled them to grow faster than most in their sector in recent years and the future looks very bright. The professionalism of the people in the City & Country team, and their hard work, will enable them to achieve their future plans. It is a pleasure working with them and I look to the future with confidence.'*

LARRY PHILLIPS, MANAGING PARTNER  
GOODMAN JONES LLP, CHARTERED ACCOUNTANTS





STANDON MILL, HERTFORDSHIRE





BENTLEY PRIORY MANSION, STANMORE



# AWARDS & ACCOLADES FOR REMARKABLE TRANSFORMATIONS

City & Country has a reputation for creating outstanding homes. As such our properties and our business consistently win prestigious awards because we exceed expectations in terms of innovative, sympathetic design combined with high quality and traditional craftsmanship. By the very nature of the restoration projects we embrace, each presents its own challenges, and this has been recognised by a wide spectrum of independent experts.

*'City & Country may be approaching its 50th Birthday but it is used to working with buildings much older than that. Its portfolio of restorative work in sensitive conservation areas, or around listed buildings, is deeply impressive and its thirst for knowledge of the architectural history around which it might be working is insatiable, meaning it offers creative, new designs in keeping with their surroundings, whatever the weight of heritage around them.'*

*'You only have to see stunning projects such as The Galleries in Brentwood, Balls Park in Hertford and Old Saint Michaels in Braintree to realise the scope and scale of its restorations. Architectural conviction and enthusiasm clearly resonates throughout the business.'*

2011 WHAT HOUSE? AWARDS  
BEST SMALL HOUSEBUILDER  
GOLD





KING EDWARD VII ESTATE, MIDHURST, WEST SUSSEX



BALLS PARK, HERTFORD

2013 WHAT HOUSE? AWARDS  
BEST APARTMENT SCHEME  
THE GALLERIES, BRENTWOOD, ESSEX  
GOLD

2013 WHAT HOUSE? AWARDS  
BEST SMALL HOUSEBUILDER  
CITY & COUNTRY  
SILVER

2013 WHAT HOUSE? AWARDS  
BEST RENOVATION  
THE CHAPEL  
GALLERIES, BRENTWOOD, ESSEX  
BRONZE

2013 UK PROPERTY AWARDS  
BEST DEVELOPMENT MULTIPLE UNITS  
KING EDWARD VII ESTATE  
MIDHURST, WEST SUSSEX  
HIGHLY COMMENDED

2013 HERTFORDSHIRE ASSOCIATION  
OF ARCHITECTS AWARDS  
CONSERVATION AND RESTORATION  
BALLS PARK, HERTFORD  
WINNER

2013 INVESTEC HOT 100 RANKING  
UK'S FASTEST GROWING PRIVATE COMPANIES  
CITY & COUNTRY

2013 EVENING STANDARD AWARDS  
BEST FIRST TIME BUY  
THE GARDEN QUARTER, CAVERSFIELD

2013 LABC AWARDS  
BEST COMMUNITY BUILDING  
BENTLEY PRIORY MANSION, (MUSEUM)  
STANMORE, NORTH LONDON  
FINALIST

2013 LABC AWARDS  
BEST CONVERSION  
BENTLEY PRIORY MANSION  
STANMORE, NORTH LONDON  
HIGHLY COMMENDED

2012 WHAT HOUSE? AWARDS  
BEST SMALL HOUSEBUILDER  
CITY & COUNTRY  
SILVER

2012 WHAT HOUSE? AWARDS  
BEST RENOVATION  
BALLS PARK, HERTFORD  
GOLD

2013 THE SUNDAY TIMES  
BRITISH HOMES AWARDS  
CONVERSION AND RESTORATION  
THE GALLERIES, BRENTWOOD, ESSEX  
COMMENDED

2012 EVENING STANDARD AWARDS  
BEST APARTMENT OVER £1M  
WW1, BALLS PARK, HERTFORD

2012 EVENING STANDARD AWARDS  
BEST RESTORATION  
BALLS PARK, HERTFORD  
COMMENDED





BENTLEY PRIORY MANSION, STANMORE, NORTH LONDON



OLD SAINT MICHAELS, BRAINTREE, ESSEX

#### 2011 WHAT HOUSE? AWARDS

BEST SMALL HOUSEBUILDER

CITY & COUNTRY

GOLD

#### 2011 WHAT HOUSE? AWARDS

BEST STARTER HOME

THE GALLERIES, BRENTWOOD, ESSEX

GOLD

#### 2011 WHAT HOUSE? AWARDS

BEST CONVERSION

OLD SAINT MICHAELS, BRAINTREE, ESSEX

HIGHLY COMMENDED

#### 2010 WHAT HOUSE? AWARDS

BEST RENOVATION

OLD SAINT MICHAELS, BRAINTREE, ESSEX

GOLD

#### 2010 WHAT HOUSE? AWARDS

BEST SMALL HOUSEBUILDER

CITY & COUNTRY

SILVER

#### 2010 EVENING STANDARD AWARDS

THE BEST NEW CONVERSION

OLD SAINT MICHAELS, BRAINTREE, ESSEX

SPECIAL COMMENDATION

#### 2010 EVENING STANDARD AWARDS

BEST NEW APARTMENT

THE LINEN STORE

THE GALLERIES, BRENTWOOD, ESSEX

HIGHLY COMMENDED

#### 2010 EVENING STANDARD AWARDS

BEST NEW STARTER HOME

OLD SAINT MICHAELS, BRAINTREE, ESSEX

#### 2010 FIRST TIME BUYER AWARDS

BEST OVERALL SUBMISSION

OLD SAINT MICHAELS, BRAINTREE, ESSEX

#### 2010 FIRST TIME BUYER AWARDS

MOST INNOVATIVE REDEVELOPMENT  
OF AN EXISTING PROPERTY

OLD SAINT MICHAELS, BRAINTREE, ESSEX

HIGHLY COMMENDED

#### 2009 WHAT HOUSE? AWARDS

BEST DEVELOPMENT

THE GALLERIES, BRENTWOOD, ESSEX

GOLD

#### 2009 WHAT HOUSE? AWARDS

BEST SMALL HOUSEBUILDER

CITY & COUNTRY

SILVER





THE GALLERIES, BRENTWOOD, ESSEX

2009 EVENING STANDARD  
NEW HOMES AWARDS  
BEST NEW CONVERSION  
THE GALLERIES, BRENTWOOD, ESSEX

2009 BALI NATIONAL  
LANDSCAPE AWARDS  
SOFT LANDSCAPING UNDER  
ONE HECTARE  
THE GALLERIES, BRENTWOOD, ESSEX  
PRINCIPAL AWARD

2008 WHAT HOUSE? AWARDS  
BEST LANDSCAPE DESIGN  
THE GALLERIES, BRENTWOOD, ESSEX  
SILVER

2008 WHAT HOUSE? AWARDS  
BEST RENOVATION  
THE GALLERIES, BRENTWOOD, ESSEX  
GOLD

2008 EVENING STANDARD  
NEW HOMES AWARDS  
BEST NEW CONVERSION  
THE GALLERIES, BRENTWOOD, ESSEX



THE GALLERIES, BRENTWOOD, ESSEX

2008 EVENING STANDARD  
NEW HOMES AWARDS  
BEST 3 BEDROOM HOME  
TEMPLE I  
THE MANOR, HERRINGSWELL, SUFFOLK

2008 HOT PROPERTY  
WATERSIDE HOMES  
THE MANOR, HERRINGSWELL, SUFFOLK  
SILVER

2008 HOT PROPERTY  
DESIGN INNOVATION  
THE MANOR, HERRINGSWELL, SUFFOLK  
PLATINUM

2008 HOT PROPERTY  
BEST COMMUTABILITY  
THE GALLERIES, BRENTWOOD, ESSEX  
PLATINUM

2007 WHAT HOUSE? AWARDS  
BEST LANDSCAPE DESIGN  
THE MANOR, HERRINGSWELL, SUFFOLK  
SILVER



THE MANOR, HERRINGSWELL, SUFFOLK

2007 WHAT HOUSE? AWARDS  
BEST RENOVATION  
THE MANOR, HERRINGSWELL, SUFFOLK  
GOLD

2007 WHAT HOUSE? AWARDS  
BEST LANDSCAPE DESIGN  
THE MANOR, HERRINGSWELL, SUFFOLK  
SILVER

2007 EVENING STANDARD  
NEW HOMES AWARDS  
BEST NEW CONVERSION  
THE MANOR, HERRINGSWELL, SUFFOLK

2007 HOT PROPERTY  
'GREEN' AWARD FOR APARTMENTS  
THE GALLERIES, BRENTWOOD, ESSEX  
PLATINUM

2007 HOT PROPERTY  
'GREEN' AWARD FOR HOUSES  
THE MANOR, HERRINGSWELL, SUFFOLK  
GOLD

2007 DAILY MAIL  
UK PROPERTY AWARDS  
BEST REDEVELOPMENT  
THE GALLERIES, BRENTWOOD, ESSEX



THE GALLERIES, BRENTWOOD, ESSEX

2007 DAILY MAIL  
UK PROPERTY AWARDS  
BEST REDEVELOPMENT  
THE GALLERIES, BRENTWOOD, ESSEX

2007 NEW HOMES AND GARDENS  
BEST RESTORED GARDEN  
THE GALLERIES, BRENTWOOD, ESSEX  
GOLD

2007 NEW HOMES AND GARDENS  
BEST COMMUNAL GARDENS  
THE MANOR, HERRINGSWELL, SUFFOLK  
GOLD

2007 NEW HOMES AND GARDENS  
BEST RESTORED GARDENS  
THE GALLERIES, BRENTWOOD, ESSEX  
GOLD

2007 NEW HOMES AND GARDENS  
BEST COMMUNAL GARDEN  
THE MANOR, HERRINGSWELL, SUFFOLK  
GOLD

2006 HOT PROPERTY  
'ENVIRONMENT' AWARD  
STANDON MILL, HERTFORDSHIRE  
WINNER





STANDON MILL, HERTFORDSHIRE



GILSTON PARK HOUSE, GILSTON, ESSEX

2006 MAIL ON SUNDAY  
NATIONAL HOMEBUILDER  
DESIGN AWARDS  
BEST CONVERSION  
STANDON MILL, HERTFORDSHIRE  
COMMENDATION

2005 WHAT HOUSE? AWARDS  
BEST RENOVATION  
STANDON MILL, HERTFORDSHIRE  
SILVER

2004 WHAT HOUSE? AWARDS  
BEST RENOVATION  
BUNDISH BARNS, FYFIELD, ESSEX  
SILVER

2003 WHAT HOUSE? AWARDS  
BEST RENOVATION  
CHEVERALLS, MARKYATE  
HERTFORDSHIRE  
GOLD

2003 HOT PROPERTY  
REGENERATION AWARD FOR HOUSES  
WINNER

2003 GREENLEAF AWARDS  
MULBERRY CLOSE, WATFORD  
HERTFORDSHIRE

2002 WHAT HOUSE? AWARDS  
BEST RENOVATION  
SPRINGFIELD LODGE, HERTFORD  
BRONZE

2002 EVENING STANDARD  
BEST NEW APARTMENT  
SPRINGFIELD LODGE, HERTFORD

2001 WHAT HOUSE? AWARDS  
BEST RENOVATION  
GILSTON PARK HOUSE, GILSTON, ESSEX  
GOLD

2000 WHAT HOUSE? AWARDS  
BEST RENOVATION  
THE GRANGE, OLD STEVENAGE  
HERTFORDSHIRE  
BRONZE

2000 EVENING STANDARD  
NEW HOMES AWARD  
BEST NEW DEVELOPMENT  
RUSSELLS HOUSE, WATFORD  
HERTFORDSHIRE

2000 EVENING STANDARD  
NEW HOMES AWARD  
BEST NEW CONVERSION  
THE GRANGE, OLD STEVENAGE  
HERTFORDSHIRE

2000 HERTFORD CIVIC  
SOCIETY AWARDS  
BAYLEY HALL MEWS, HERTFORD







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