



# Case Study

## McPhillips Residential Development Ifton Green, design & build

**PROJECT:**  
Ifton Green

**COMPLETION DATE:**  
August 2024

**CLIENT:**  
Cornovii Developments

### SCOPE OF WORKS

McPhillips Residential were appointed as a JCT 2016 design and build contractor by Cornovii Developments to develop 35 plots for mixed tenure on the site of the former Ifton Heath Primary School, situated on the edge of the popular village of St. Martins, Oswestry.

Ifton Green is a combination of 3 and 4 bedroom houses and bungalows. These dwellings are designed to fulfil affordable, saleable, mixed use and housing association requirements. All homes are a timber frame construction and sympathetically designed to match existing homes in the surrounding area.

#### Site works included:

- Remediation, ecological and construction management plans
- Demolition of old school building
- Clearance and protection of trees
- Building of roads and footpaths
- Bring services to each plot
- Design and build of drainage system
- Landscaping

#### Design specifications included:

- Roof integrated solar PV panels
- Electric car chargers
- Multiple specifications of kitchens, bathrooms and lighting
- Sound and thermal insulation
- Permeable block paved driveways



**FROM CONCEPT  
TO COMPLETION**



## THE CHALLENGES

The school building was over 100 years old; the site had been neglected for over two years. Immediate challenges faced were bats in the building, discovery of an unknown basement, confined site area and service diversions.

- Relocation of bats from oldest section of building before opening tiles
- Demolition of old building comprising various materials
- Discovery of a previously closed off basement in school building
- Route for HV and LV porting through third party land
- No existing utilities services to site
- No existing sewerage system on site
- Site in a confined area bordered by existing properties and greenbelt

## SOLUTIONS

Close liaison between our client, third parties and the McPhillips team of directors, commercial team, site management team and direct workforce, enabled quick solutions to be found and implemented.

- Bat barn installed in adjacent woodland; bats rehomed by specialists
- Piece by piece demolition, separation of reusable materials for recycling
- Basement dewatered, demolished and filled in
- Reduced level earthworks to provide clean cover to the site
- HV and LV electrical cabling diverted by Scottish Power

- New services introduced for gas, water, electricity and BT data
- New sewer system created to Welsh Water standards
- Close liaison with key stakeholders throughout the project

## RESULT

Early engagement by McPhillips helped Cornovii Developments to realise their ambition to regenerate disused land in St. Martins by building 35 high quality homes.

- A tailored solution that met our clients' individual needs
- Built to LABC control and local building regulation inspection standards
- Infrastructure built to Approved Shropshire Highways standards
- Considered designs well received by local community
- Signed off by the Cornovii Developments with no snags

## VERDICT

"Ifton Green offers new opportunities for people wishing to live in high quality homes in a popular Shropshire village. Our residential team has delivered another first-class solution. I'm really pleased we managed to salvage two plaques from the building. One was installed on the side of the first plot, the other set into a front-facing brick wall. It's nice to be able to move forwards whilst remembering what went before."

**Stuart Mackenzie – Contracts Director**



**McPhillips (Wellington) Ltd,**  
Residential Development, Horton House,  
Hortonwood 50, Telford, Shropshire, TF1 7FG  
Tel: **01952 670440**  
Email: **mcphillips@mcphillips.co.uk**