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EXEMPLAR DESIGN EXPERIENCE

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EST. 1968

SINCE 1968, OUR CLIENTS HAVE BEEN AT THE HEART OF EVERYTHING WE DO,  
WHICH ENABLES US TO PROVIDE AN UNPARALLELED LEVEL OF SERVICE THAT IS  
UNIQUE AS THE HOMES WE BUILD.



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## 01 ABOUT US

### THE BEGINNING

GRIGGS was established in 1968 as John E. Griggs & Sons, a building contractor based in Borehamwood, Hertfordshire. Now in its third generation of family directorship, the company has evolved to become a leading developer and contractor, operating within the northern home counties commuter belt.

lorem ipsum

GRIGGS has built an enviable reputation for delivering the highest quality construction. GRIGGS have significant in-house expertise spanning Development, Construction, Planning Permission, Cost Control, Architectural Design and Interior Design, that ensures the delivery of projects within projected timescales and budgets.

GRIGGS also works with carefully selected external advisors, where appropriate.

With a proven track record, GRIGGS are widely regarded as best-in-class in the construction and interior design of bespoke luxury homes.

FIGURE 1: First yard

FIGURE 2: John E Griggs

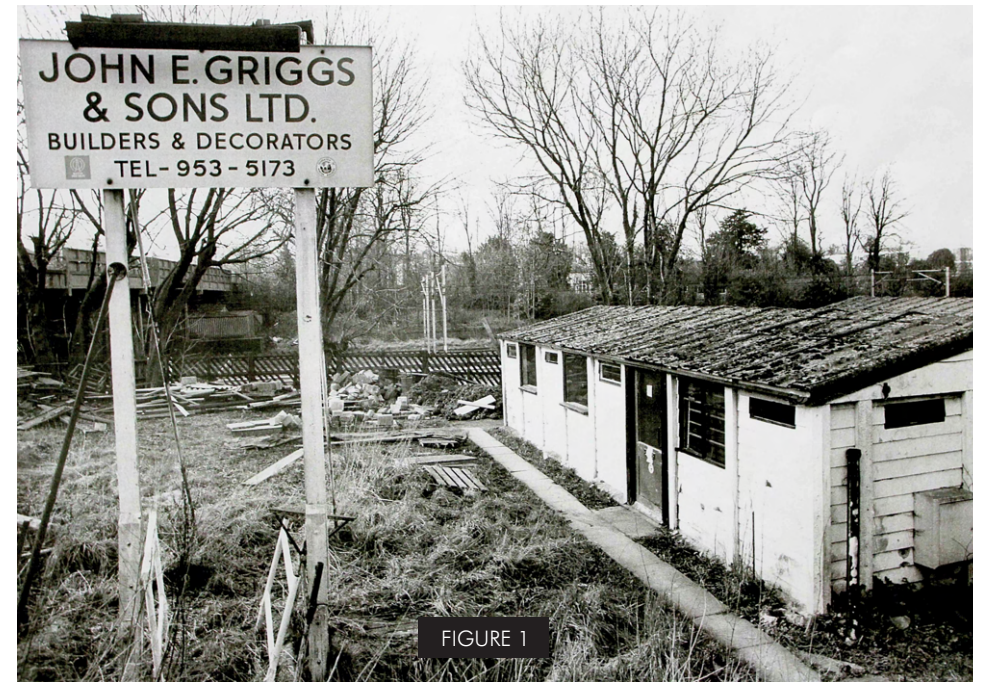


FIGURE 1



FIGURE 2

## 02 OUR QUALITY

GRIGGS builds homes of the highest quality. In the end, everything we do comes down to this. For half a century GRIGGS has been a family business, passed down from father to son – three generations building the reputation, relationships and the expertise we are very proud to have today.

Established in 1968 as Borehamwood-based contractors John E. Griggs & Sons, we have evolved into a best-in-class builder of bespoke homes with exclusive developments dotted across London and the home counties. Throughout the decades we have been guided by the fundamental tenets of our founders – quality, innovation, architectural excellence and above all, customer care.

### QUALITY

The quality of our work can be seen, and felt, in the materials we use and the meticulous attention to detail we are known for. It can also be identified through our Premium Rating status with the National House Building Council (NHBC) and Premier Guarantee, our affiliation with the Federation of Master Builders and the Considerate Constructors Scheme.

### ARCHITECTURAL EXCELLENCE

Every development we are involved with is unique, but no matter whether the finished homes are styled inside and out to exude discreet elegance, lavish grandeur or modern luxury, architectural and interior design excellence will always come as standard with a GRIGGS home.

### INNOVATION

Today much of our innovative effort is invested in our commitment to sustainability, both as a company and in each of our developments – utilising the latest in technology, thermal insulation, building methods, and offsetting endeavours to be as close to carbon neutral as possible. Buying a GRIGGS home means keeping the bills low and your footprint light.

“

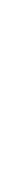
Griggs not only build and create outstanding houses but their after-sales service exceeds all expectations

”

“

Griggs delivered our high-quality home on time. Griggs take pride in their product & have a well-deserved local reputation

”



“

We are really delighted with our new home and very pleased we moved into it. The build quality and design touches are excellent

”

“

We are really delighted with our new home and very pleased we moved into it. The build quality and design touches are excellent

”

## 03

RECENT  
PROJECTS

## 001

## KINGS COURT

LONDON ROAD, SHENLEY,  
HERTFORDSHIRE, WD7 9DX

Located on the site of the former King William IV public house, Kings Court involved the extension and conversion of the former building to provide six 2-bedroom apartments.

Whilst the King William wasn't locally listed it was considered to have a positive impact on the conservation area so the retention and restoration of the existing front façade was important in the design consideration of the building. The extension was built in a contrasting yellow brick and linked at the rear with a modern glass tunnel to provide a clear differentiation between the new and old buildings.

The luxurious apartments ranged in size from 794 – 1,114 SQFT and all benefitted from a secure gated car park at the rear of the development as well as landscaped grounds surrounding the building.

FIGURE 1: Front view

FIGURE 2: Rear view



FIGURE 1



FIGURE 2

002

# HILLSIDE HOUSE

1-3 THE DRIVE, RADLETT,  
HERTFORDSHIRE, WD7 7BZ

Hillside House is a development of 14 two-bedroom apartments located in a quiet residential setting only a short walk from Radlett Village.

Formerly a care home the site had to be considerably designed due to the gradient of the land and the height of the neighbouring properties.

Completed in 2021 the development incorporated a basement with underground parking for all the apartments, rear landscaped communal gardens, and private amenity space for all apartments in the form of a terrace or a balcony.



FIGURE 1



FIGURE 2

FIGURE 1: Front view

FIGURE 2: Side view

003

# OLD NURSERY CLOSE

SHENLEY, HERTS, WD7

Old Nursery Close has cited as an example of best practice development in the Greenbelt by both Hertsmere Borough Council and Shenley Parish Council as is referred to in their Neighbourhood plan.

The land was previously used as a nursery and received permission for development in 2010.

Completed in 2013, Old Nursery Close was the largest development built in Shenley since the re-development of Porters Park, it featured 12 new homes.

The homes overlooked the open countryside and the design and materials contribute positively to the rural character and adjacent Greenbelt setting utilising a sensitive design and high quality materials.

FIGURE 1: House type 1

FIGURE 2: House type 2

FIGURE 3: Site Location



FIGURE 1



FIGURE 2







FIGURE 1



FIGURE 2



005

# MEADOW VIEW

SILVER HILL, WELL END, BOREHAMWOOD,  
HERTFORDSHIRE, WD6 5PW

Meadow View was an elegant development of just two, stylish three bedroom semi-detached homes and one four bedroom detached home.

Set in a private close surrounded by mature trees, each property had uninterrupted views to the east over fields and Greenbelt.

Situated just off a country road, Silver Hill is conveniently positioned between the villages of Shenley and Well End.



FIGURE 1



FIGURE 2

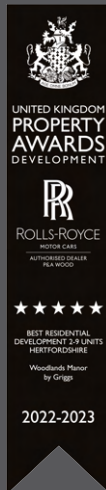
FIGURE 1: House type 1

FIGURE 2: House type 2

006

# WOODLANDS MANOR

ALLUM LANE, ELSTREE,  
HERTFORDSHIRE, WD6 3NS



Nestled between woodland walks, The Hertsmere Golf Club, and suburban Elstree you will find Woodlands Manor, a private gated development of 9 exclusive two and three-bedroom luxurious apartments arranged over three expansive floors.

With air sourced heat pumps, solar panels, and electric car charging points we have designed these futureproof homes to be 'greener', but without any compromise to the subtle elegance and quality we have infused into every detail of each unique property.

This development demonstrates the ability to meet the latest sustainability requirements alongside a high quality design.



FIGURE 1: Location site view

FIGURE 2: Front view



007  
**THE STABLES**

COWLEY HILL, BOREHAMWOOD,  
 HERTFORDSHIRE, WD6 5NA

Formerly Cowley Hill Livery & Stables the site had descended into a state of disrepair prior to Griggs acquisition in 2021. Planning was obtained for 10 residential dwellings as well as a block of 6 affordable homes.

Homes at The Stables merge traditional forms of a countryside property with a contemporary specifications.

The Homes are due for completion in early 2023.

The development has regenerated the site from a number of buildings in a poor condition into a high-quality bespoke development that sits uniquely within its Greenbelt settings.



FIGURE 1



FIGURE 2

- FIGURE 1: Location site view
- FIGURE 2: House type 1
- FIGURE 3: House type 2



FIGURE 3

008

# WYEVALE GARDEN CENTRE

DANCERS HILL ROAD, BENTLEY HEATH,  
HERTFORDSHIRE, EN5 4RR

Unconditional acquisition of a former garden centre for the development of 16 new homes on a technically challenging Green Belt site.

Utilising the Site forming developed land, the planning permission comprised the demolition of the existing buildings and replacement of this built form with 16 dwellings together – including 6 affordable homes - with associated parking, amenity space, and access from Dancers Hill. The scheme proposed above policy affordable housing in order to demonstrate it being appropriate to the context of relevant planning policy considerations for Green Belt development.

This low density, high-quality residential scheme has been thoughtfully designed to respect the character of the area. Our scheme can demonstrate a reduction of hard standing and an increase in accessible green space compared to its previous use.

- FIGURE 1: Location  
 FIGURE 2: House type 1  
 FIGURE 3: Approved development







FIGURE 3

009

# PATCHETTS GREEN EQUESTRIAN CENTRE

HILLFIELD LANE, ALDENHAM,  
WATFORD WD25 8PE

Unconditional purchase of the former Patchetts Green Equestrian Centre. Planning permission was obtained on this Green Belt site in Hertsmere for the development of 46 new dwellings.

There were a number of technical constraints which were overcome through the course of the planning application.

The Site lies within both the Green Belt and a Conservation Area meaning that a sensitive, design-led scheme was imperative when working with the council. The scheme itself comprised a mix of new build and retained buildings for conversion, adding to the technical challenges faced.



FIGURE 1



FIGURE 2

FIGURE 1: House type 1

FIGURE 2: House type 2

FIGURE 3: House type 3



FIGURE 3

010

# HANSTEAD HOUSE

HANSTEAD PARK, BRICKET WOOD,  
HERTFORDSHIRE, AL2 3PN

Hanstead House was originally built in 1925 for Sir David Yule, one of the wealthiest men in Britain at the time. Set in mature parkland, 5.8 acres of grounds and restored gardens are for the private and exclusive use of the residents of Hanstead House.

After acquiring the dilapidated building in 2019, Griggs embarked on the journey to restore this stunning manor house to its former glory. The building was converted into 11 luxurious two-bedroom apartments through careful refurbishment and extension of the existing building. The beautiful period features were retained and enhanced with the incorporation of the latest smart home technology and high specification finishes synonymous with a Griggs home.

Hanstead House won multiple awards including best residential development in the United Kingdom at the International Property Awards.



FIGURE 1: Rear view  
FIGURE 2: Front view



FIGURE 1



FIGURE 2

011

# THE GRAIN YARD

THEOBALD STREET, BOREHAMWOOD,  
HERTFORDSHIRE, WD6 4PH

Located on the site of the former Organ Hall Farm, The Grain Yard is a mixed-use development including 20 architecturally distinctive and beautifully crafted homes and a boutique business premises.

The development converges tradition and new forms allowing seamless connection with its verdant surroundings. The contemporary interpretation of a rural aesthetic takes inspiration from local barns and farm buildings.

The development won multiple awards at the International Property Awards including Best Mixed-Use Development in the UK in 2022.



- FIGURE 1: Office building  
FIGURE 2: House type 1  
FIGURE 3: Affordable homes



FIGURE 1



FIGURE 2



FIGURE 3



THE GRAIN YARD, 5 LITTLE HAYS, BOREHAMWOOD, WD6 4DG

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