

BUILDING
ON OUR
REPUTATION



J g molloy
BUILDING CONTRACTOR



COMMERCIAL
& RESIDENTIAL
DEVELOPMENTS

TRADITIONAL VALUES WITH MODERN TECHNIQUES

J.G. Molloy has been trading in construction for over 60 years. Originally the Company was formed by James Gerard Molloy as a plastering sub-contractor working for many of the larger Coventry companies throughout the 1960's and 1970's.

By the mid 1970's J.G. Molloy had diversified into small extensions and first became involved in the Hillfields/Foleshill improvement schemes. From this we started work with The Orbit Housing Association from which we have been involved in a wide and varied amount of schemes over the many years of J.G Molloy. Many of the schemes were partnering ventures in halfway housing, women's refuges and Coventry's young homeless.

The 1980s found that we were tendering and carrying out many church

extensions together with doctor's surgeries, private individual houses and factory works which were mainly steel frame buildings. The mid 1990's saw the formation of our plant hire services which has grown to suit a wide and varied choice of machine/labour needs to suit our own contracting needs.

The Company is still very much a family orientated one with two directors,

Mr. J.G. Molloy who is now retired but still comes out to site to inspect works and Mr. J.P. Molloy. The team of tradesmen

employed by the Company continually turn out quality workmanship year after year no matter what challenges are presented to them.

The following portfolio is a brief of some of the contracts that we have been involved with as a main contractor over the last 12 years.



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OUR EXPERIENCE

COMMERCIAL CLIENTS

- Triplex Components
- Milver Metals
- Wooley GMC Engineering
- Sun Hydraulics
- Propack Automation
- Expect UK
- Land Registry
- Dudley Taylor Pharmacies
- Monarch Pharmacies
- Sutherland House
- Duncan Smith Group
- Harton Limited
- Nyanzia Auto Parts

CHURCHES, SCHOOLS & ORGANIZATIONS

- Central Methodist Hall
- Radford Road Methodist Church
- St. Anne & All Saints
- Christ the King
- St. Augustine's
- Nexus First Music & Performance Art
- Coventry Schools Foundation
- Coten End Kidz Own Club
- Warwick Space
- Princethorpe College
- Coventry Godiva Athletics Club
- Bedford Miners Welfare Café / People in Action

DEVELOPERS

- Waterman Homes Limited
- Harton Limited
- Duncan Smith Group
- Trio Square
- Jewellery Construction
- L & C Property Management

SECTION - EAST/WEST
SCALE 1:100 @ A1

0 5 10 M

RECENT PROJECTS

COMMERCIAL CLIENTS

- Dudley Taylor Pharmacies
- Nyanzia Auto Parts
- Sutherland House
- Talisman Theatre

CHURCHES, SCHOOLS & ORGANIZATIONS

- Abbey Medical Centre
- Bablake School
- Bedworth Miners, Welfare Park
- Cadnam Student Apartments, Birmingham
- Coten End Primary School
- Haven Nursing Home
- Kenilworth School
- St. Jude's Care Home

DEVELOPERS

- 50-60 Northwood Street
- Allesley Old Road
- Grange Farm
- Roxburgh Close
- Station Avenue
- Templar Avenue

PRIVATE

- Hill Barn
- Williamson House
- Abberley
- Appleby House
- Hobgoblin House
- Noor House
- The Vicarage Coach House
- Crackley Hill Grange
- 91 Leam Terrace
- Park House

CHURCHES, SCHOOLS, CARE HOMES & MEDICAL CENTRE'S

We have completed numerous churches, schools, care homes and medical centres over our 63 years in construction.



Multiple churches around the Coventry area, such as; Central Methodist Hall, Christ the King, St. Anne & All Saints, St. Augustine's, St. Columbus United Reformed & lastly, Radford Road Methodist Hall. These churches have all been completed to a high standard. Work has ranged from extensions, disabled adaptations, creating meeting rooms and amenities areas. Ensuing all work was completed to a high standard and ensuring at all times, we respected the place of worship.

Schools, to name a few; Bablake, Coten End Primary School & Coventry Schools Foundation, Princethorpe College. The majority of this work consisted of class room extensions, general updating & renovating of the establishments. Some work also consisting of programmed maintenance to ensure the classrooms are being kept to standard and updated during the holidays. Coten End Primary was a design and build project consisting of an extension to the former classroom areas which were demolished in the late 1950's by a fire.

Medical centres such as; Monarch Pharmacy, Willenhall Oak Medical Centre, Mansfield Medical, Copsewood Medical Centre, Edgewick Medical Centre & Abbey Medical in Kenilworth. All of these were complete to a high standard, allowing the organisation to carry on with their essential work throughout the build, as we know how important it is that they are able to carry on with little to no disturbances to ensure they could maintain their everyday work. We also had to comply with their license often working out of hours to accommodate this. We have worked on many different funding projects for the surgery's, often returning to carry out various forms of work for the same clients.

Care Homes have always been part our portfolio, starting with St. Judes Care Home, Humber Court, Haven Nursing Home & Helen Lay House. Similar to our work with medical centres we understand the critical need to keep work disruption to a minimum so we can ensure the residents are kept happy and feel safe whilst the work is carried out. We have completed multiple extensions at St. Judes as the need for more rooms kept increasing in 1998. The most recent work we completed at St. Judes care home consisted of a new domestic lift to ensure easier access to bedrooms for the residents and a kitchen extension in 2022. Most of the work at the care homes have been major bedroom extensions to provide complete new wards or ensuite facilities & services, such as; lounges, treatment rooms & satellite kitchens.



HOBGOBLIN

Date Completed: 2011
Client: FB Architects
Value: £790,000

Hobgoblin was a back-to-front build, meaning we had to build the gymnasium & study first on permitted development, secondly a large games room and garden room, followed by a 3-car garage with a loft space before we could demolish the existing dwelling to rebuild a 3 story, 6-bedroom replacement home that joined the earlier completed builds together.



SUTHERLAND HOUSE

Date Completed: 2012

Architect: Geden Design AGD Limited

Value: £248,000

Sutherland House in 2012 consisted of a modular concrete and steel frame extension, this was the third visit to Sutherland House. This time we were tasked with bringing light into what was originally a concrete façade and a dark reception area. This allowed for a more welcoming entrance for visitors and staff working within the existing building. It included a new aluminium curtain wall and additional glazing, maintenance to the existing structure and then a complete fit out to the reception area including all flooring, all decorations, reception and upgrading the existing electrics, lighting and communications. Once the main reception work was complete, we were asked back to fit a café & bar which allowed them to offer onsite facilities.



PARK HOUSE, CHADWICK END

Date complete: 2014

Architect: FB Architects

Contract Value: £320,000

This project was to enlarge an existing Georgian house that was built over a decade before our work commenced at Park House. The project consisted of incorporating a 2050ft² extension with an additional basement to the whole of the main extension area. This build had very limited access and proved to be very challenging in the construction methods of using caltite waterproof concrete system which is underwritten by the caltite manufacturer.

We then copied the existing building like for like with render windows and Welsh slate to ensure the new extension looked the same as the original building. The heating system was originally LPG gas complete with under floor heating. This was stripped out and a new purpose designed twin air source heating system was incorporated in to an additional plant room which was constructed for this purpose.



TEMPLAR AVENUE

Phase 1 Date Complete: 2012

Phase 2 Date Complete: 2015

Client: Harton Limited Developers

Architect: Tuckley Chester Design Limited

Phase 1 Contract Value: £982,000

Phase 2 Contract Value: £1.3m

Templar Avenue was split into 2 phases, phase 1 consisted of the development of 11 new 2 bedroom starter units being built on a former disused factory. It began with decontamination of land & remediation and the formation of a new access road and parking facilities, as well as landscaping.

Phase 2 commenced shortly after phase 1's completion, this was a mixed development consisting of 2 and 3 bedroomed terrace, semi-detached and detached houses, totalling 14 new homes. This phase included Building regulation upgrades on the previous phase to ensure the build complied with the latest green code of practice which meant vigorous air and sound testing to all properties together with very efficient gas boilers with the latest A* rating. It also included a new access road with private accesses and additional car parking for all Plots along with landscaping and fencing works.



BEDWORTH MINERS

Date complete: 2013

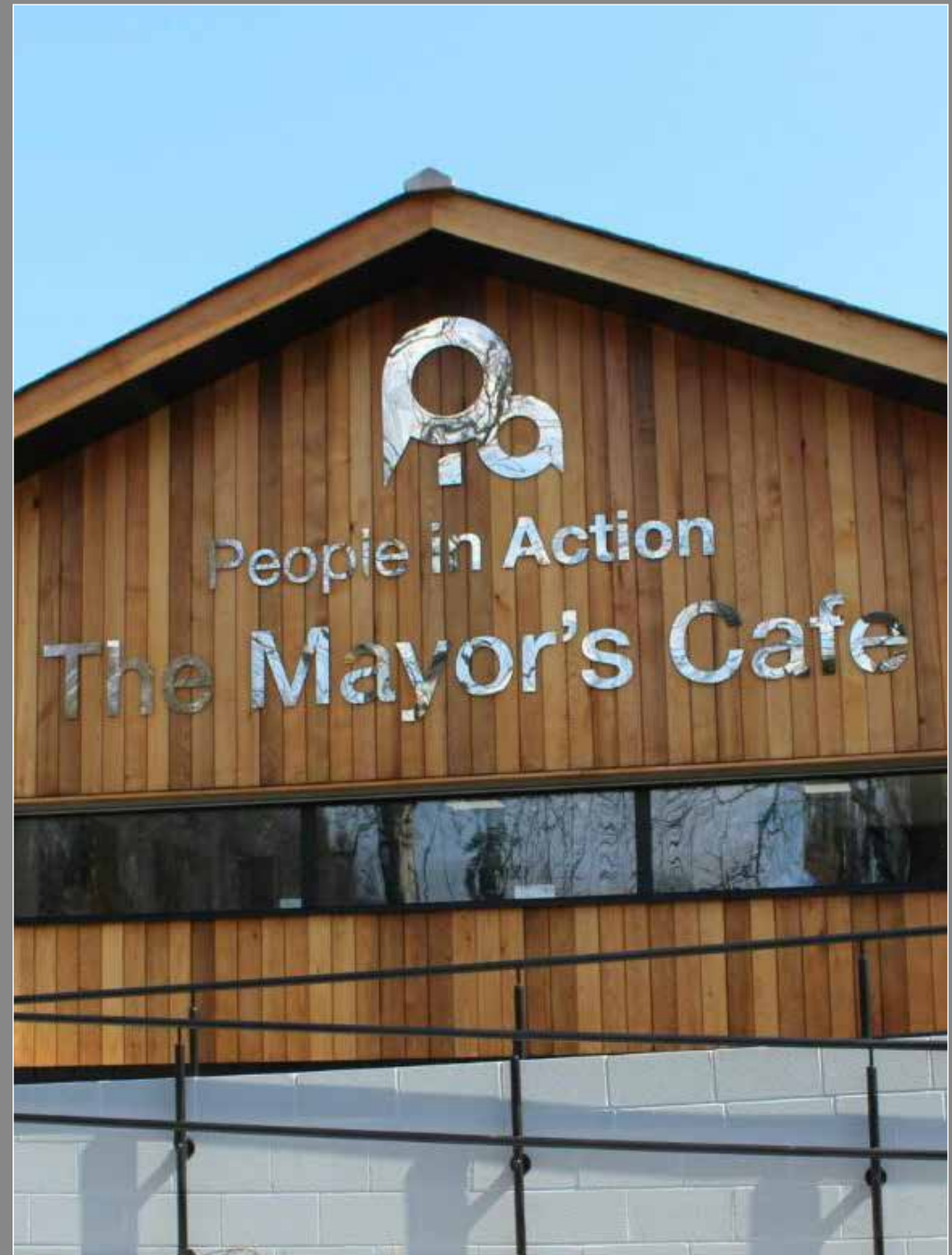
Architect: Beckett Associates

Project Manager: Neil Vallance Associates

Contract Value: £235,000

Bedford Miners Welfare Café was commissioned by People in Action to support people with learning difficulties in adult life to help them in the community by growing and selling produce with the existing greenhouses adjacent.

The café was built on a disused area within the confines of the Miners Welfare Park using traditional building methods, again difficult foundations because of the ground conditions but overall to achieve a spacious café set within the beautiful grounds. Miners Café was awarded a Civic Award for the people in action group for providing such a worthwhile project for the community.





91 LEAM TERRACE

Date Complete: 2014

Client: Hayward-Smart

Quantity Surveyor: Dawn Lodge Associates

Value: £147,000

This was the first time we had been approached by Hayward Smart to tender for a project which included the refurbishment and the extension of a detached house within Leam Terrace in Leamington Spa. We incorporated some renewables in the form of a Baxi Ecogen self-generating gas boiler. Some beautiful architectural features were incorporated in to the build, along with very high standard of finishes.

This house was awarded the Bill Gibbons Trophy by The Leamington Society in the domestic category "Best Extension of Existing House" in 2016.



ANTELOPE HOUSE, ALLESLEY OLD ROAD

Date Completed: 2015

Client: Duncan Smith Group

Cost Consultants: Neil Vallance Associates

Architects: IDP Architects

Contract Value: £2.7m

Antelope House was divided into 2 phases; Phase 1 consisted of 16 new apartments built with traditional methods, with pile foundations and ring beam construction. Phase 2 was the construction of the remaining 17 new apartments, again built using traditional methods with pile foundations. The remaining 17 apartments from phase 2 completed the modern, high standard finish to the exterior complete with off road parking. The Interior to these apartments were bright open plan living area's with integrated kitchens and spacious bedrooms. High quality finished bathrooms with both showers and baths.



APPLEBY HOUSE

Date Completed: 2017
Client: Ricketts Architect
Value: £425,000

Appleby House was a refurbishment and extension to a 5 bedroom family home in Norton Linsey. The final result of this build was very bespoke and modern, complete with a large spacious garage and contemporary kitchen which had a marble topped island and breakfast bar, also interior lights within the cupboards throughout.



STATION AVENUE

Date Complete: 2018

Client: Coventry Properties Limited

Cost Consultant: Neil Vallance Associates

Architect: Duke Geden Designs Limited

Station Avenue, was the construction of two identical apartment blocks, both built to a high standard, mirroring each other's unique appearance. The bottom half of the apartment blocks were brickwork facades and the top half was completed with render, painted in a bespoke yellow. Each block consists of twelve apartments, all two bedroom dwellings, with ensuite's, gas fired heating, Juliet balconies in most apartments and car parking, complete with a secure gated entrance.



GRANGE FARM

Date Completed: 2021

Client: Developers: Trio Square Group

Architects: Hinton Cook Architects

Value: £900,000

Grange Farm was the renovation of 3 derelict barns on a farm in the heart of Warwickshire to be developed into 4 individually designed houses. All completed to a professional standard with a high end range amenities, consisting of; Joule Heat Pumps, underfloor heating on the first floor, luxury kitchens and bathrooms. Each house at Grange Farm was complete with a spectacular oak finished stair case and balustrade glass which was a key feature of these homes. Due to the size and potential number of dwellings on Grange Farm in the future we were instructed to install a new sewage facility capable of 18 properties, treating the waste to enable the end product to discharge into the nearby stream.



CADNAM

Date Completed: 2021

Client: Duncan Smith Group

Architects: Robert Lavers Architects

Value: £780,000

Cadnam was a project for 12 student apartments close to Birmingham University, they were modern, open plan communal living kitchen / lounge areas and were complete with en-suite shower rooms and off road parking. Cadnam was one of the first projects that we built which consisted of the instalment of a Joule air source heat pump, which is eco-friendly and high performing.



ROXBURGH CLOSE

Date complete: 2021

Client: Harton Limited Developers

Architect: FB Architects

Value: £1.7m

Roxburgh Close consisted of 10 new build homes in Kington, Warwickshire. The main building was originally a care home for the elderly which was refurbished and extended whilst also building 6 new detached houses behind the original property creating a 'close'. The properties are all 3 bedrooms and are all equipped with ensuites. The original building was locally listed however, the building was in a derelict state and therefore meant work needed to commence to save the original architecture and restore the stone facade to its original condition.



NORTHWOOD STREET

Date Complete: 2022
Client: Jewellery Construction Limited
Cost Consultants: Naismith's
Architect: IDP Architects
Value: £4.3m

Construction of 44 1 & 2 bed luxury apartments in the Jewellery Quarter, Birmingham, previously was a derelict car park.

Completed with a 32 spaced car park with secure gated parking, a courtyard garden, Juliet balconies & the roof housing 34 PV solar panels.

The standard of finishes to the brickwork façades are very high, to keep within the traditional red brick building appearance seen through the Jewellery Quarter district of Birmingham.



WILLIAMSON HOUSE

Date Complete: 2023

Architect: John Pardey Architects

Value: £900,000

Williamson House is a unique and modern build on stilts due to its close proximity to The River Leam. The house will be complete with Baubuche beams, Zinc roofing, a Joules Heat Pump Air Source Heating system and solar panels to the roof. A quality build with a number of niche finishes.

The house is due to be completed in the summer of 2023, along with the pool and outside kitchen nearer the end of 2023.







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