

Total Development Delivery





# contents

Denizen Contract LLP	3-4
Who We Are	5-6
Double Tree by Hilton Chester	7-10
The Club and Spa at Hoole Hall	11-16
Double Tree by Hilton Bristol	17-22
Hotel Indigo Liverpool	23-24
Days Hotel Chester North	25-26
West Tower Aughton	27-28
Kings Gap Hoylake	29-30
The Swan Inn Aughton	31-36
Burley Dam Garden Centre Wirral	37-38

**To Deliver** - On our commitments and exceed the expectations of our clients.

**To Deliver** - High quality developments on time and budget.

**To Deliver** - Developments successfully by overcoming all challenges encountered.

---

## DENIZEN CONTRACTS LLP

**Denizen Contracts LLP** was established in 2007 by the Monetier/Sanguine Hospitality Group, who as an experienced hospitality developer and operations company had become increasingly dissatisfied with the service of external construction companies. Denizen was formed to provide an expert construction operation within the business to ensure developments were delivered to the highest standards.

Since its inception Denizen's role has increased to take the lead in all stages of the development process from outline feasibility through to turnkey handover of completed buildings.

Denizen has developed an expertise in leading the planning application process and has achieved many successful approvals in very challenging locations (including listed properties/conservation and green belt areas).

The success of Denizen in delivering its objectives has resulted in the company expanding to facilitate construction schemes for external clients with the aim of providing the same unrivalled construction and development service.



# who we are

Denizen has the skills and resources to provide total development delivery due to the diverse range of expertise within the partnership. The principal members/shareholders comprise the following parties:

## Barry Donoghue Commercial Director

As a degree qualified Quantity Surveyor Barry has been involved in commercial control of construction schemes for twenty years. His drive and expertise led to him attaining the role of Divisional Manager within a national construction company in his late twenties, before moving on to establish Denizen in 2007.

He has developed a strong commercial team within Denizen that consistently delivers quality schemes of the highest order at extremely efficient prices. Barry is also instrumental in the inception of schemes and leading planning applications.

## Bob Marley Construction Director

Bob has managed construction companies for over twenty five years starting with the establishment of his own company whilst in his late teens. Bob established Denizen, alongside Barry in 2007 following a previous six years working partnership. He is responsible for all construction activities and ensuring that our well managed and safe sites deliver quality schemes on time. His organized and client led approach is transmitted throughout Denizen's staff and operations.

## Monetier - Paul Bolton (Owner/Chairman)

Paul has spent the last twenty years as CEO of his own construction and property development companies, which have included Charlton Construction & Homes, Space Developments and Vermont Developments. These companies have been involved in development totalling over £250 million. Paul established Monetier in 2007 and the company is a shareholder in numerous hospitality venues/developments both in the UK (in conjunction with Sanguine) and Europe (with the Space Group) which presently total £120m and involving numerous international hotel brands.

The expertise of the Denizen team means that all aspects of development and construction (and in particular hospitality venues) can be accommodated :

- Site Feasibility
- Investment and Finance Solutions
- Planning Applications
- Provision of Branding for Hospitality Venues
- Design Management and Expert Value Engineering
- Construction
- Operation of Hospitality Venues

## Sanguine Hospitality – Simon Matthews-Williams (Co-owner/Chairman)

Simon has been involved in the hospitality sector throughout his career. A founder and former MD of the successful Centre Island Group, Simon's entrepreneurial vision led him to develop Liverpool's first international branded hotel (Crowne Plaza) in the mid 1990's. Simon established Sanguine Hospitality in 2006, which in partnership with Monetier now owns/operates ten venues across the country, including seven international branded hotels comprising Hilton/Intercontinental Hotel Group and Wyndham Hotel and Resorts franchises.

## Sanguine Hospitality – Nick Taplin (Co-owner/Managing Director)

Nick has worked in the hospitality industry for over 22 years and has a wealth of experience in this sector including Nightclubs, 5\* Hotels, Branded High Street Bars, Branded Hotel operations, Health Clubs and Spas. Nick has overall responsibility for operational activities across the portfolio as well as significant input into acquisitions and development schemes. Nick has recently concluded a deal involving branding of a number of restaurants in conjunction with Marco Pierre White.

## Downing Corporate Finance – Colin Corbally (Investment Manager)

Downing Corporate Finance was established in 1986 and has since raised and invested over £600 million via VCT/EIS and IHT schemes. Downing provides expert financial investment with high quality entrepreneurs. Downing is a shareholder in Denizen and funding provider/shareholder across all of the Monetier/Sanguine hospitality portfolio. This involvement within the Denizen business provides an unrivalled strong financial footing for our construction operations.



**DOUBLE TREE**  
by Hilton  
CHESTER

Doubletree by Hilton Chester (formerly Hoole Hall) has been transformed into a four star 140nr bed hotel with top class function/conference areas and a stunning new spa facility set in 12 acres of beautiful grounds.

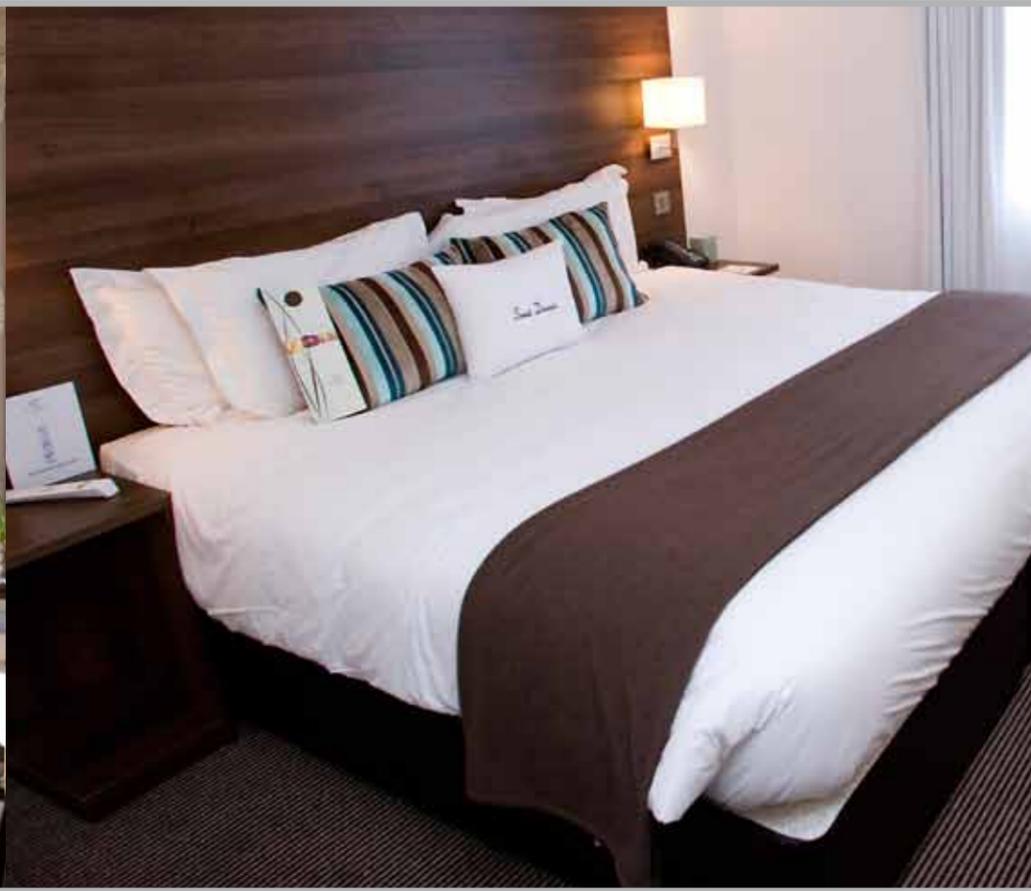
Denizen managed and constructed all £17 million of the refurbishment and extension works over a two and half year period.

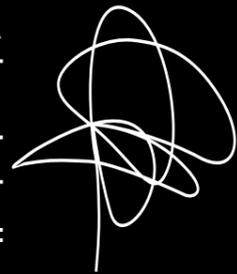
Venue remained fully open throughout the development works with construction completed over six separate phases on a design and build basis.

Denizen responsible for leading five separate approved planning applications on grade 2 listed building in greenbelt location.

Denizen instrumental in venue attaining Doubletree by Hilton franchise at mid-point of development programme.



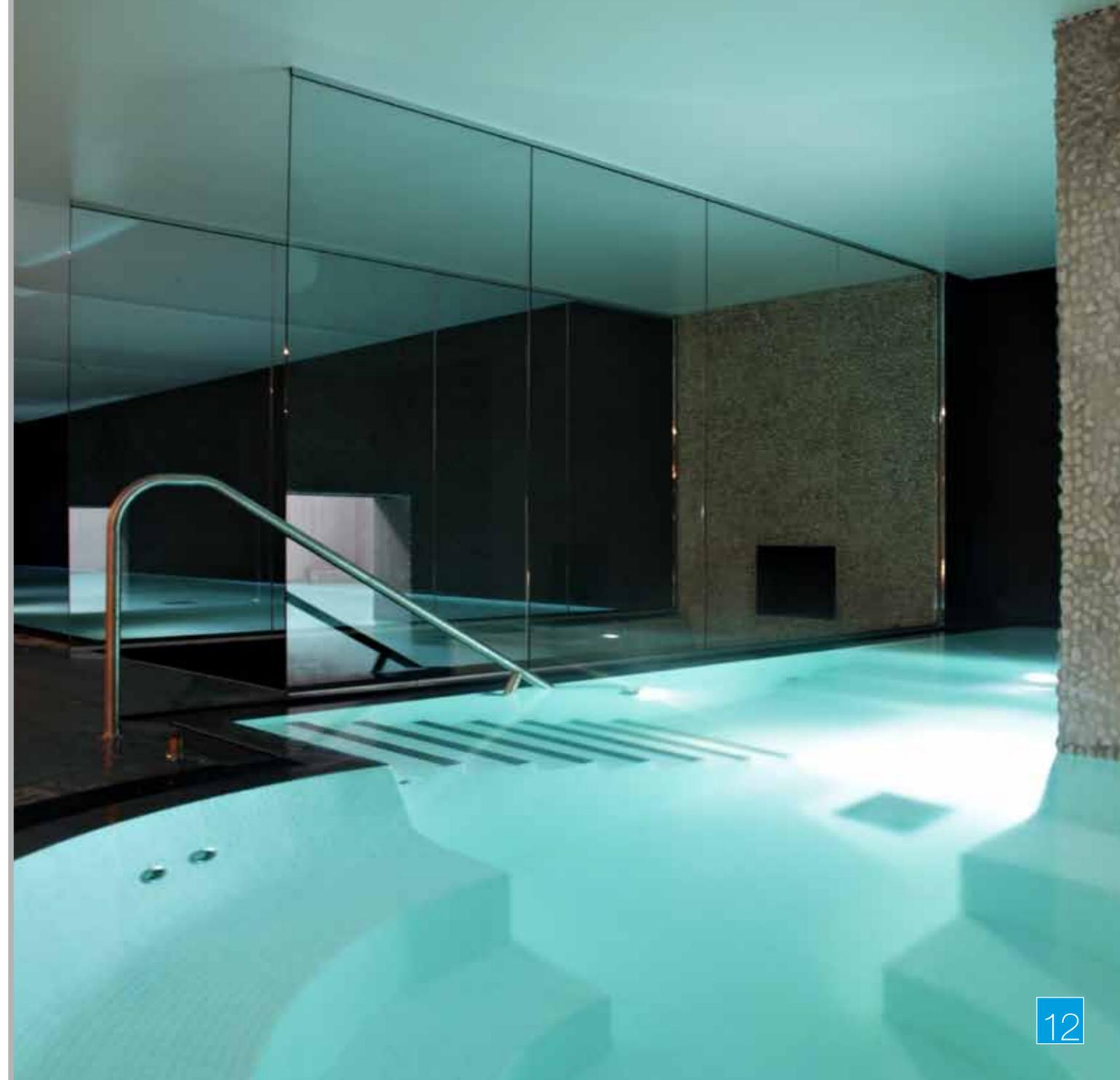


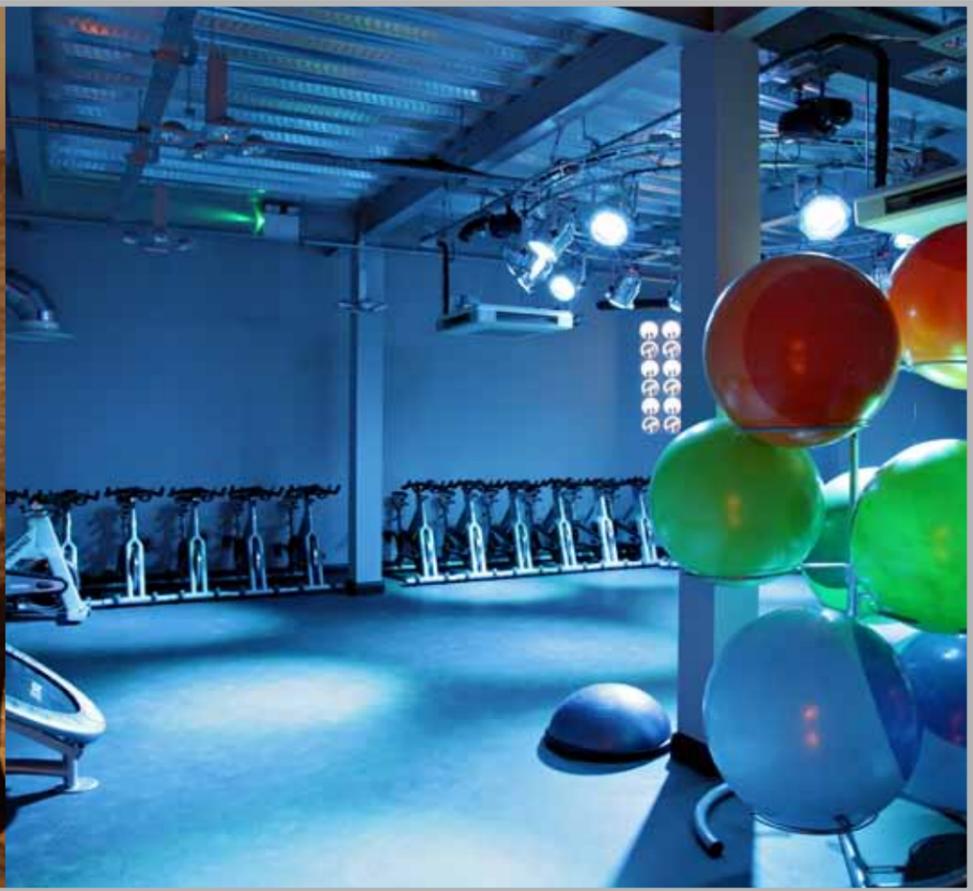


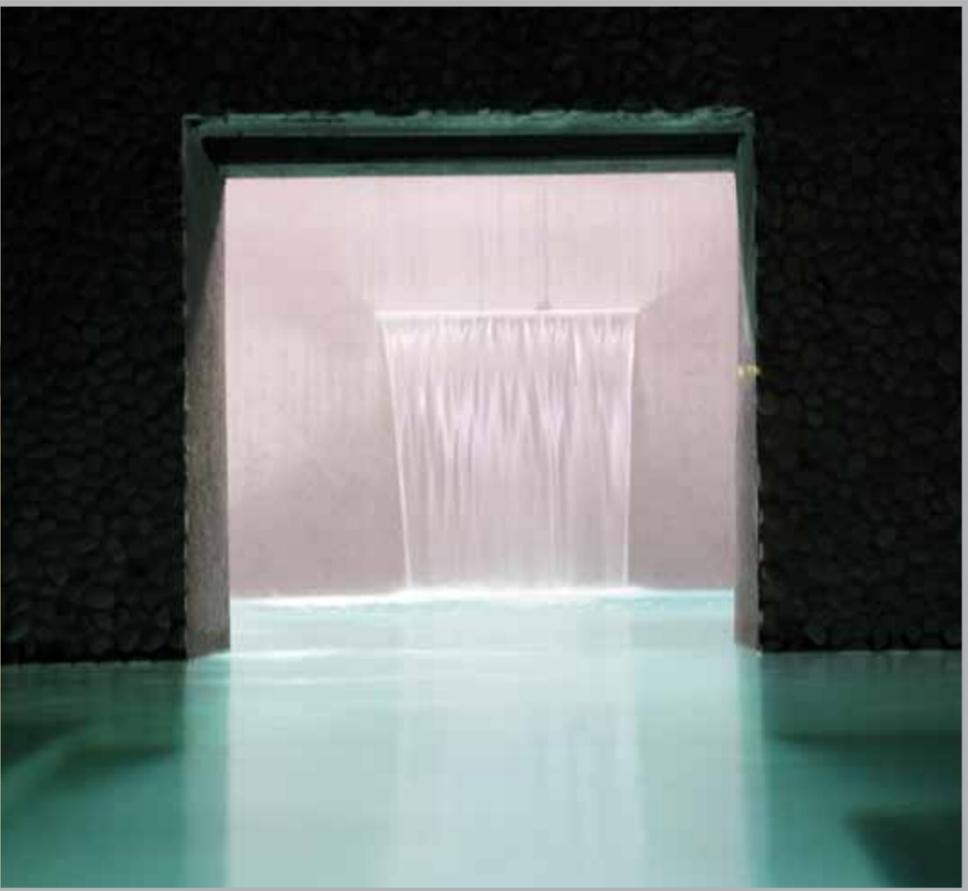
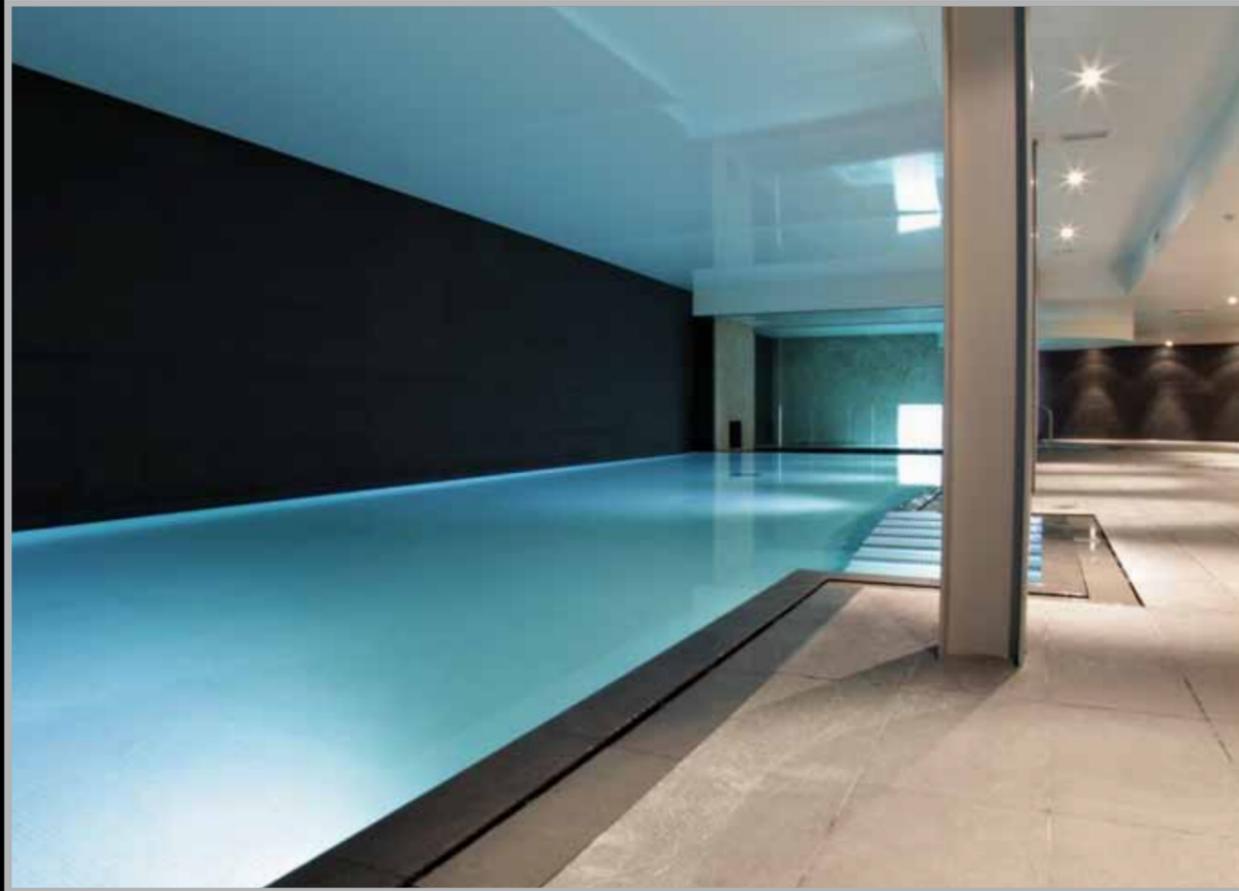
Top class spa facility of over 28,000 square feet with an extensive basement structure comprising of:

- Gym
- Thermal Spa
- Lap Pool
- Watsu/Open Air Pool
- 150 Cover Restaurant and Bar
- Salon
- 14nr Treatment Rooms
- Relaxation and Rasul Area
- Treatment Area Lounge/Bar

The building was delivered on turn key basis within a 12 month period, with all fit out and specialist experiences constructed by Denizen.









# DOUBLETREE by Hilton

BRISTOL SOUTH • CADBURY HOUSE

Doubletree by Hilton Bristol South (Cadbury House) has been extended to accomodate 60 new bedrooms within a stunning four star venue.

Denizen completed construction under £4.25m design and build contract over six month period.

Extensive refurbishment works within existing building with venue remaining open throughout.

Situated in a Greenbelt location.

Denizen involved in venue attaining Doubletree by Hilton franchise.







Stunning new build hotel over six storeys for newly established four star boutique hotel brand "Hotel Indigo" by Intercontinental Hotel Group.

The venue will be the first of Hotel Indigo brand to be completed in this country outside of London.

The hotel contains 151 luxury rooms with high class bar and restaurant.

Significant logistical challenges due to restricted site within Liverpool city centre.

Project completed over a 12 month construction period.

Denizen managed and constructed scheme under £9.5m design and build contract.





#### Days Hotel Chester North

Days Inn Chester North (formerly The Gateway to Wales) has been completely refurbished and extended by Denizen Contracts over the last two years through a number of phased contracts and now comprises 75nr rooms with bar/restaurant and a health club.

Denizen instrumental in venue attaining Days Inn franchise from Wyndham Hotel and Resorts.

The venue has remained fully open throughout the development works.

Denizen managed and constructed schemes over three separate phases totalling £2.5m under design and build contracts.

Denizen responsible for leading two approved planning applications.





#### West Tower Existing House Extension and Conversion Works

Function room extension and conversion of upper floor to 8hr bedrooms in stunning renowned country house hotel and function venue.

Denizen managed and constructed scheme under £600,000 design and build scheme.

Works completed over 20 week period with special emphasis placed on ensuring construction activities created no effect at a venue that holds on average 4 weddings a week.

Denizen responsible for leading two separate approved planning applications in conservation and greenbelt location.

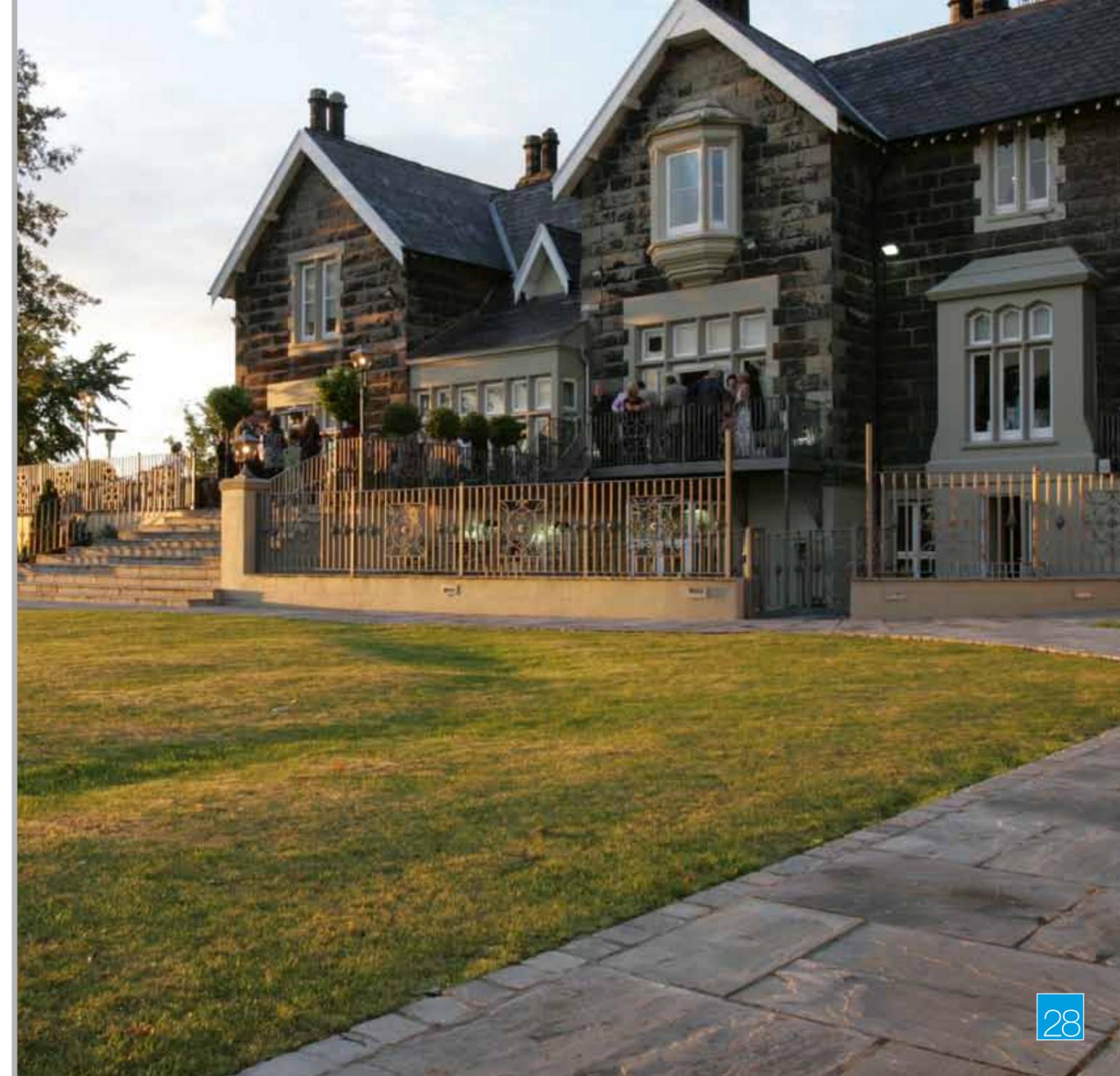
#### West Tower New Bedroom Block

New build bedroom block of 18hr units managed and constructed by Denizen under £1.25m design and build contract.

Stunning design which draws inspiration from the local environment.

The venue remained fully open throughout the development works.

Denizen responsible for leading planning application in conservation and greenbelt location.





# KINGS GAP

Extension and refurbishment scheme to transform existing property into 66nr hotel with new restaurant and function areas.

Denizen managed and constructed scheme under £4m design and build contract.

Denizen responsible for leading approved planning application on site of Local Architectural and Historic Interest within a conservation area.





# THE SWAN INN

## Existing Building Refurbishment

The Swan Inn has been completely refurbished to include a stunning new pub/restaurant and function area with 13 new bedrooms provided on the upper floors.

Denizen managed and constructed the scheme in 6 week fast track period under £700,000 design and build contract in line with venue relaunch requirement.

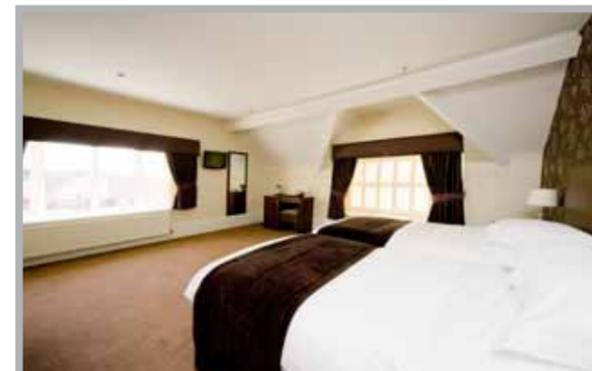
Denizen responsible for leading approved planning application on building of Local Architectural and Historic Interest within greenbelt location.

## Newly Built Extension

New 3 star 32 bed hotel block constructed in grounds of operational pub/restaurant.

Denizen managed and constructed scheme over six month period under £1.25m design and build contract.

Denizen responsible for leading planning application on site of Local Architectural and Historic Interest within greenbelt location.









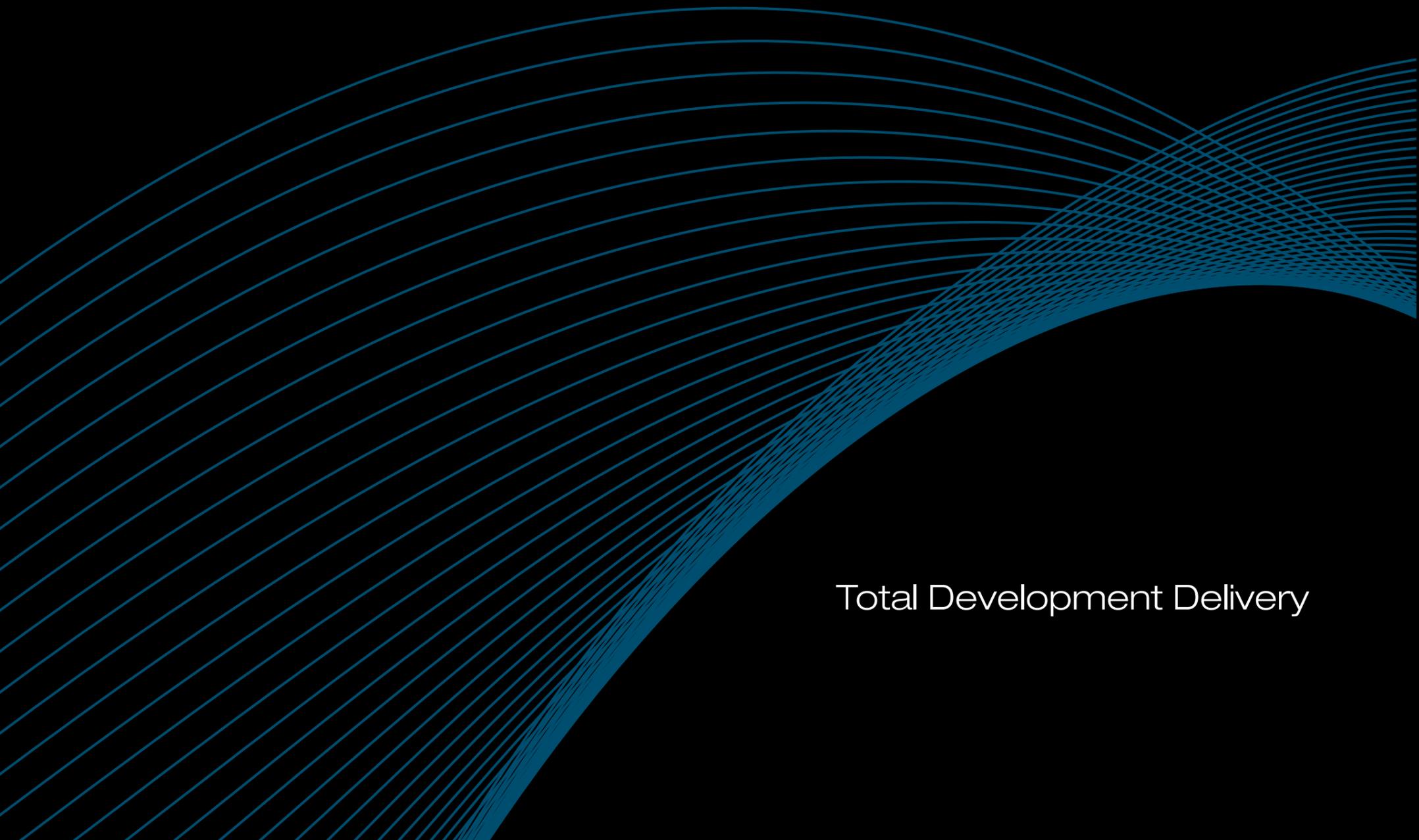
# Burleydam Garden Centre

Complete refurbishment and extension of popular garden centre providing an additional 35,000 square feet of sales and warehouse space.

Work carried out over two separate phases with the venue remaining open to the public throughout the development works.

Denizen managed and constructed scheme of £1.85m under design and build contracts.





Total Development Delivery

**Denizen Contracts LLP**

Vermont House  
Bradley Lane  
Standish  
WN6 0XF

Tel: 01257 478 595

Fax: 08702 242 252

**[www.denizencontracts.com](http://www.denizencontracts.com)**

Company Reg No. OC331922