

# High End | New Build Residential



## New Build Specialists

H.A. Marks are a very experienced contractor with a long track record of working on High End, New Build Residential Projects. We understand the importance of fully planning, resourcing and executing works within planned time scales and budget.



## Design

H.A. Marks have a dedicated in-house design and build service that carry out work through out the UK. Having our own specialist team enables us to manage each project effectively and offer a fast and efficient turnaround.

## Our People

Our Site Managers are very experienced with New Build projects and ensure the high level of liaison required with clients and involved parties. H.A. Marks have a dedicated New Build experienced Site and Contract Manager for every job. All of our staff is CRB checked and carry a staff identity card at all times.

Our supply chain is managed in accordance with the requirements of our integrated management system using ISO 9001 standards for selecting, evaluating and re-evaluating suppliers. We operate an approved suppliers list, for which all suppliers and sub contractors must complete a Pre qualification Questionnaire and meet our criteria.

## Programmes

H.A. Marks are very experienced with phased handovers and we appreciate the importance of carrying out programmes in sequence.

We employ a specialist programmer who creates detailed programmes for all stages of the project including design, procurement, construction and completion. Our programmer will work with our experienced Contract Managers using project software to provide easy to follow, critical Path Gantt Charts.

We also create a project risk register at the outset of the project which includes program, resource and procurement risks.

### **Resource Management**

Much of our work is carried out by our direct labour force which gives us greater control over the program. Being less reliant on external specialists removes key program risks and enables us to meet tight deadlines efficiently.

### **Procurement Management**

We operate an RFI schedule from award to ensure the flow of information from consultants comes through on time. By using an accurate procurement schedule we often generate cost savings, add value and or quality to our projects by giving more time to achieve good value procurement. We also look at substitutes where approved by the client if this will help the program result in a shorter lead time.



## Health & Safety

H.A. Marks are an experienced New Build, Residential contractor with a Health and Safety Management System that ensures we apply appropriate Health and Safety measures relevant to works we engage in.

We pride ourselves on our safety record and follow strict guidelines. We engage a health and safety consultant to provide on-going health and safety advice as well as on-site support. We aim to be personable and knowledgeable, backed by the highest professional and safety training standards.

Our Site Managers conduct site inspections and record the findings, deal with any issues and review. A specialist safety auditor carries out regular independent safety audits on our sites to monitor our employees and sub-contractors. All our Site Managers have been awarded the Construction Site Managers Safety Certificate and are there to provide Health & Safety advice to our operators on site.

H.A. Marks produce a comprehensive Health & Safety Plan for approval prior to commencement of works. Risk Assessments and Method Statements (RAMS) are compiled for each operation throughout a project e.g. deliveries and removal of waste, scaffolding erection, mechanical and electrical installation. Scaffolding is alarmed and secure, clearly signed and regularly inspected. Temporary screens are fitted around the works areas to contain dust and debris. The RAMS are used by all contractors on site to provide safe methods of working.

## How we operate

H.A. Marks are a flexible organisation with an open approach. We recognise the importance of collaborative relationships in the successful delivery of all projects. We strive to deliver project requirements in the most efficient way possible and always ensure we work together to achieve the best results for all while maintaining the highest possible standards.

We pride ourselves in our excellent relationships with our clients. Our extensive knowledge and experience of working with New Build, Residential projects enables us to offer innovative solutions.

Our Quality and Environmental Management systems are certified to ISO 9001 which ensures optimum procedures across every department. Our "Partnerships" with our customers are based on joint strategies and the sharing of knowledge to continually improve performance.

## Victoria Way, Weybridge, Surrey



Client: Private    Value: £900,000

The project consisted of the Design and construction of 5 New Build Luxury Apartments for a private Residential Development Company.

The site is adjacent to existing residential properties and the H.A Marks site team liaised closely with the residents and the board of management to ensure disruption was kept to a minimum.

A particular complication was the Tree preservation orders surrounding our site and a great deal of care was ensured to protect these trees throughout the build.

In addition the existing services had to be carefully diverted, new supplies installed to serve the flats and split off. This phase was managed carefully and was a great success with no down time or disruption to the residents.

The flats were finished to a very high standard and were all successfully let following completion of the works.



## The Tree House, Clapham, London



Client: Private    Value: £260,000

This property is a well insulated, air tight, timber framed, two-bedroom house situated on a 6.6m wide site with access restricted by the eponymous tree.

The design strategy was aimed to achieve a 'zero carbon' performance and the house was built to stringent standards. This included high performance windows and whole house mechanical ventilation. The energy systems include rain water recycling, photovoltaic generation of electricity and a system of hot water generation that combines a solar thermal panel with a vertical ground loop heat pump. Hot water is for both domestic use and under floor heating. As the house is also a research project, extensive monitoring equipment was built in.

The foundations were piled and the timber frame sits on a concrete slab that incorporates a pond in the rear garden and a retaining wall. The frame is clad with both fire treated FSC cedar and the weber rendering system, for which we are registered installers. Roofing materials include cedar shingles, recycled rubber slates and stainless steel edge trim.

As a result of site restrictions, the roof trusses and staircases were constructed on site. The latter wind around two tree trunks which act as newels.

## Leathwaite Road, Clapham, London



Client: Private    Value: £245,000

This project entailed creating a basement open plan living area, followed by a full refit to the ground floor and basement. The builders work, structural alterations and fit out was carried out by our own direct team of skilled tradesmen.

The most challenging aspect of this project was the creation of the new basement, given the nature of the ground and the restrictive size of the site.

The projects most outstanding feature is a hexagonal light well that was created in front of the ground floor bay window. This feature provides considerable light to the new basement area. The underpinning was carried out by our specialist underpinning team to create the basement.

A particular feature of the works is the high quality 'American Cherry', custom built joinery including staircase, doors and flooring installed by our skilled tradesmen.

## The Big Barn, Ashington, West Sussex



Client: Private    Value: £245,000

This project involved the reconstruction of an oak framed barn to form a well insulated three bedroom property.

The existing building had been extensively and poorly repaired and was on the point of collapse. We dismantled it and numbered all the components. We then found we had insufficient structural timbers to reconstruct a new frame, so the existing oak was used for the two central bays only, which enclose a full height space. Bedrooms form galleries on either side of this space, and green oak was used for the structural timbers in these areas.

The oak was all obtained from local Hampshire and West Sussex estates and converted in-situ using a Trekkasaw (<http://trekkasaw.com/>). Cladding was also from oak and the roof was covered in re-claimed clay tiles with oak pins.



## Dean Barn, Petersfield, Hampshire



Client: Private    Value: £280,000

This was a highly sustainable ECO build project consisting of a timber framed eco house and workshop situated in a conservation area on the South Downs Way.

The project features a Rammed Earth Retaining Wall, Oak and Douglas Fir Timber Frame, Ground Source Heat Pump, Under Floor Heating, Grass Sedum Roof over the workshop, Foul Drainage with Claidestor Soil Treatment, a Rain Water Recycling Plant and Zero Muck-Away, Concrete Raft Foundation and the surrounding banks were reinforced with stabilization steel rods.

The particular challenges were with planning as the area is a strict conservation area. The Rammed Earth Wall was also a challenge as the drying out time had to be planned around our programme and took the duration of the project, it is a distinctive feature of the development.

## 15-17 Redchurch Street, Shoreditch, London



Client: Private    Value: £1,250,000

Situated beside Terance Conran's, 'The Boundary Hotel', 15-17 Redchurch Street in Shoreditch is a boutique development of seven new build, luxury flats with ground floor commercial units.

The site was particularly challenging due to the tight access, however, this was successfully overcome through a high level of collaboration with the client team and the properties neighbours.

The sub structure involved underpinning and tanking works while the foundations were CFA piles with a capping slab and integral ground beams.

The superstructure is a reinforced concrete frame with traditional masonry face brickwork. The fit out and finishes to the flats are of a very high standard and include natural stone finishes to walls and floors and walnut flooring with oak joinery.

## The Old Pump House, Nutbourne, West Sussex



**Client: Private    Value: £415,000**

This unique project was the subject of a BBC 1 documentary, entitled 'Restoration', screened on the 12th July, 2011. The conversion has transformed the former Pumping Station into a wonderful family home.

The project involved the de-commissioning of industrial plant and equipment including pumps, cranes, large bore pipe work and a partial, sympathetic strip out.

An extension was constructed to the rear of the building and substantial structural alterations were carried out internally to enable a stunning new, contemporary layout of the clients own designs.

**The project was highly sustainable and included:**

- *Ground source heat pumps*
- *Photovoltaic panels*
- *A PermaRoc insulated cladding system*

*It achieved an excellent BREEAM Rating and is self sustaining in many ways.*

This project resulted in a very successful completion for our clients, one of whom is a partner in an international Architectural practice. It was a real team effort and the clients were a pleasure to work with in realising their vision of a truly unique family home.

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