

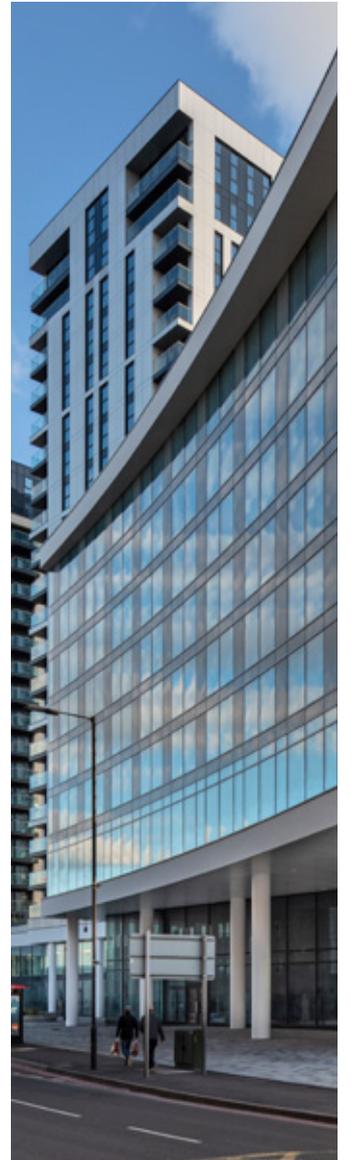


**Ardmore**  
SECTOR CASE STUDY

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MIXED-USE &  
COMMERCIAL

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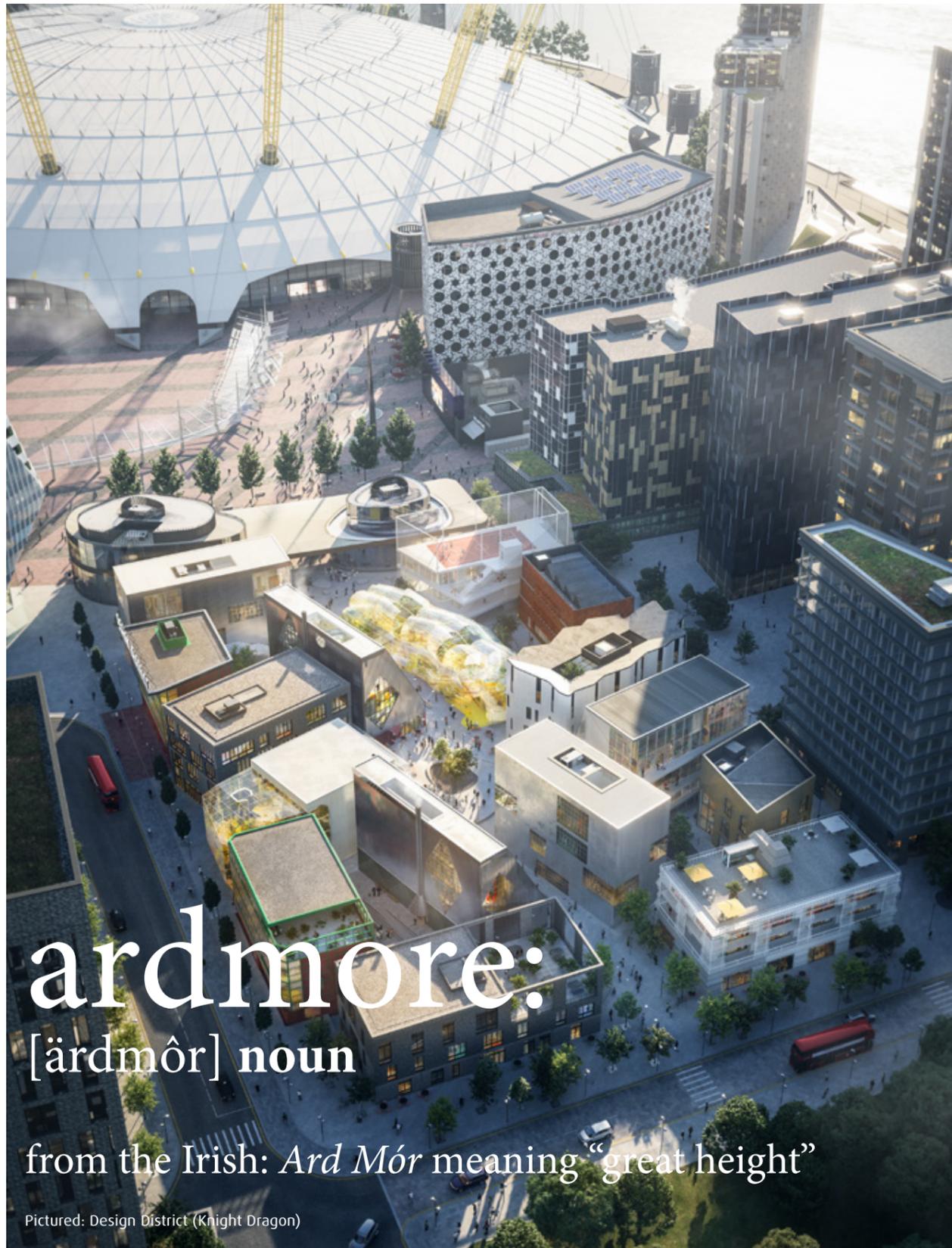




Pictured: Sutton Point (CNM Estates)

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## Introduction

The Ardmore Group is one of the largest wholly family owned and run construction companies in the UK. Specialising in delivering large scale design and build projects, we’ve established an unrivalled reputation as one of the UK’s leading builders. Our direct control over an extensive internal supply chain has helped us to de-risk the delivery of some the country’s most complex projects.

Founded by brothers Patrick and Cormac Byrne, the group remains a family-run business. We’re well known for our extensive in-house capability and pro-active approach to delivery, which gives us the confidence to provide a cost certainty and a fixed price approach on major projects.

Since our formation in 1974, we’ve helped to deliver some of London’s highest profile projects. Whilst our most prominent market has been London’s new-build residential sector, we have over 20 years’ experience within the commercial property sector.

### Mixed-use & Commercial Experience

We’ve predominantly delivered Cat A office space as part of commercial led mixed-use schemes, including:

- 42,000 sqft office space at Linen Court, East Road, as part of a major student accommodation and hotel scheme
- 45,000 sqft office and retail space at Sutton Point, a landmark mixed-use development offering a mix of apartments, serviced apartments and a hotel
- 30,000 sqft of flexible commercial and co-working office space for LabTech at Camley Street alongside 121 new residential units

More recently, we have expanded our offer to include purely commercial schemes. We are currently delivering over 230,000 sqft of creative workspace and retail facilities at the Greenwich Design District for Knight Dragon. The scheme includes a cluster of 16 artistically inspired commercial buildings devised by a collection of eight separate design practices.

### Residential & Regeneration Experience

We’re at the forefront of the UK’s residential market, having successfully delivered some of the country’s most high-profile residential and regeneration schemes.

We’ve helped developers like Greenland Group, Groveworld and Hutchison Whampoa maximise value on high-quality private sale schemes like Ram Quarter and Canaletto, alongside highly differentiated prime and super-prime product like Chelsea Waterfront.

We are also one of the lead contractors on Knight Dragon’s extensive regeneration of the Greenwich Peninsula and we’re the main contractor for Peabody’s 1,200-unit regeneration of Parkside in Lewisham.

Our experience has given us an in-depth understanding of how to successfully deliver schemes that optimise market values, whilst protecting cost, quality and programme.

### Luxury & Bespoke Hotels

Over the last decade, we have developed an unparalleled track record in the delivery of luxury turnkey hotel schemes. Our experience includes the delivery of some of the world’s best hotels like the Corinthia London, The Four Seasons at Ten Trinity Square and the Ned at Poultry.

### One of the UK’s most Considerate Constructors

The Considerate Constructors Scheme recently named Ardmore in the top three most considerate constructors in the UK, recognising our efforts to work closely with local residents and communities to help promote the image of the construction industry.



Picture: Linen Court, East Road (Rocket Investments)

## History & Capability

Ardmore started life as a small general building firm in Brixton, South London in the early 70's. From the start our roots have been firmly established as a traditional, hands-on builder. Over the following 30 years, founders Patrick and Cormac Byrne steadily grew the business' capabilities until we secured our first design and build main contract for a house builder in the early 2000's.

As the business grew, a hands-on approach to delivery coupled with a pro-active attitude to problem solving remained at the core of the business. Today, Ardmore is still best known as traditional 'builder' rather than a management contractor.

Our ability to carry out many major packages in-house is unique in the industry. We have direct delivery capability for a range of major packages, including:

- Groundworks;
- Reinforced concrete and steel frames;
- Plant and scaffolding;
- Fit-out and decoration;
- MEPh Services;
- Façade manufacture and installation; and
- Joinery, metal and stone work.

By retaining direct control over critical work packages, we build resilience into our supply chain and take total ownership over delivery, cost and quality.

Our approach allows us to bring our hands-on experience, direct delivery resources, supporting production and logistics facilities and direct relationships with suppliers to add commercial and specialist technical expertise to any project.

Our access to directly employ skilled tradespeople offers clients many benefits, including true fixed-price offers and enhanced flexibility and control over quality and programme.

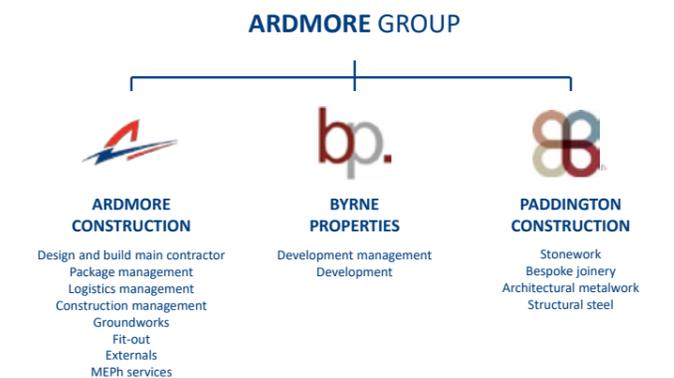
Today, the Ardmore Group is made up of three major companies, all supporting the overall delivery capability and technical expertise of the business.

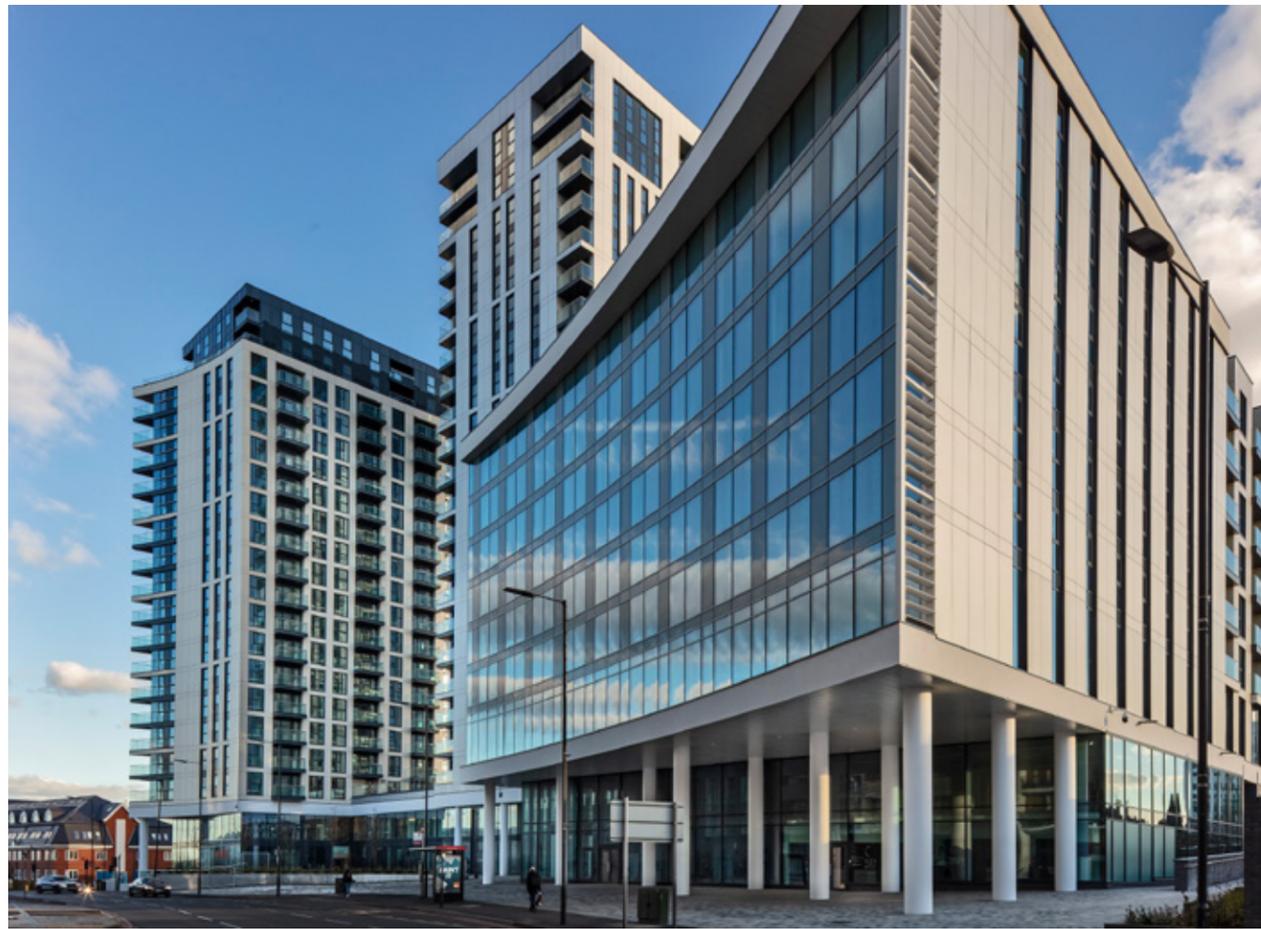
Ardmore Group Limited (registration number: 10379475) is a privately owned limited company. It is the parent company of:

- Ardmore Construction (main contractor);
- Byrne Properties (property management); and
- Paddington Construction (off-site manufacture)

Ardmore Construction Limited (registration number: 01185592) is the delivery arm of the business and acts as the main trading entity in the group of companies.

The registered office of all the companies in the Group is: 6 Wharf Studios, 28 Wharf Road, London, England, N1 7GR.





## Sutton Point CNM Estates

Sutton Point is a high-profile mixed-use scheme directly adjacent to Sutton Station. Providing over 45,000 sqft of commercial space within three new towers, the development also includes 332 residential apartments, an 80 room hotel, 59 serviced apartments, a health & fitness centre and basement car parking.

The project included the demolition of an existing commercial tower and the design and construction of three new residential blocks rising to 24 stories above a part-two storey basement podium.

20,000 sqft of retail space is provided within four separate units, including a commercial gym, which are spread across the ground and first floors of the three towers.

The BREEAM Excellent rated office space sits on the first floor of the west block, and was completed to Cat A standard, including 200mm fully accessible raised floors, VRF air conditioning, metal suspended ceilings and LG7 compliant lighting.

180 apartments within the 20-storey 'East Tower' were delivered as build-to-rent units in partnership with Invesco Real Estate.

### Project Details

Value:	£80million	BREEAM:	Excellent
Completion:	2018	Other:	Health & Fitness
Commercial:	25,000 sqft office 20,000 sqft retail		332 apartments 80-room hotel 59-serviced apartments





## Design District Knight Dragon

We have been a major part of Knight Dragon's extensive regeneration of the Greenwich Peninsula since ground was first broken in 2009. We have subsequently delivered 949 units over four separate plots. The 230,000 sqft commercial centrepiece of the masterplan is the Design District, a cluster of 16 artistically inspired buildings designed by a collection of eight separate practices.

Formed of 16 individual buildings designed by a collective of eight architectural practices, each working on two buildings, the Design District is London's first purpose-built district designed for the creative industries.

Arranged into seven distinct sub-districts, the development provides vibrant clusters of affordable workspaces, galleries, studios, incubators, start-ups, retail and food and beverage across the 1.08-hectare plot.

The buildings comprise a mix of structural and architectural finishes, with external facades including Terrazzo, Corten steel, polycarbonate and ETFE, in-situ concrete and corrugated aluminium cladding.

Structurally the buildings have been designed as a mix of traditional reinforced concrete, structural steel and cross laminated timber.

### Project Details

Value:	£50million	BREEAM:	Excellent
Completion:	2020	Other:	651 residential units
Commercial:	145,000 sqft office 69,000 sqft D1/D2 15,000 sqft retail / F&B		298 student rooms (in previous phases)



## Linen Court Rocket Investments

Linen Court is the 42,000 sqft commercial element of our major mixed-use East Road scheme in the heart of Shoreditch. Comprising three distinct yet inter-connected blocks of up to 16-storeys, the development provides a mix of start-up offices, student housing and a hotel.

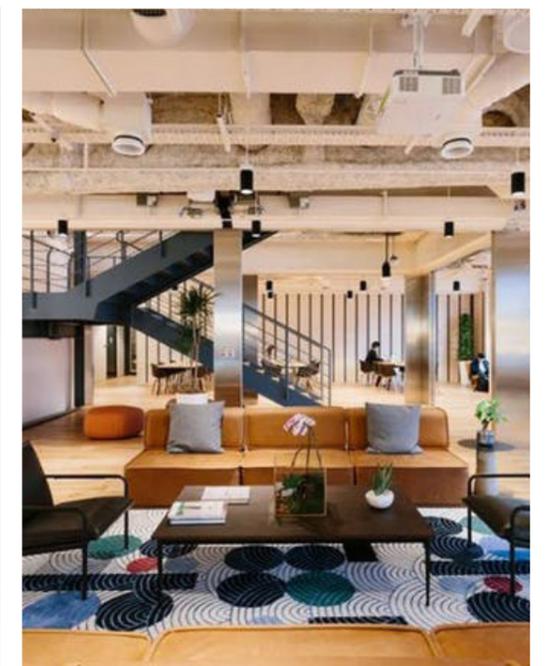
Located just north of Old Street's 'Silicone Roundabout', the modern offices at Linen Court sit within the sleek, white, contemporary central tower.

Spread over a total of ten-storeys, five of the ten floors have been occupied by WeWork providing shared workspace for tech start-ups.

A separate blocks provides student accommodation, comprising 673 student apartments for iQ within a 16-storey tower, with bespoke bathroom pods designed and fabricated in-house by Ardmore.

The hotel block is a Premier Inn incorporating 238 rooms, contained within a separate block of 11 storeys plus basement level.

Project Details			
Value:	£50million	BREEAM:	Very Good
Completion:	2012	Other:	238 hotel rooms
Commercial:	42,000 sqft office		673 student rooms





## Camley Street LabTech

Occupying a significant location near King's Cross with frontages onto Granary Street and the Regent's Canal, Camley Street will provide 30,000 sqft of new purpose built flexible co-working office space, alongside 121 new homes.

Designed by Hutchinson & Partners, the major mixed-use scheme will provide 91 apartments for market sale and 30 affordable and shared ownership apartments within two blocks rising to 11-storeys.

The commercial space sits across the ground and lower ground floors, above a basement car park.

Located in the heart of King's Cross, sandwiched between the Regent's Canal, St Pancras Hospital and the main Eurostar line out of St Pancras station, Camley Street has all the typical challenges of an inner-London site.

Major stakeholders including Network Rail, the Canal & Riverside Trust and HS1 have all been involved in providing technical approvals for the scheme.

### Project Details

Value:	£54million	BREEAM:	Excellent
Completion:	2020	Other:	121 apartments
Commercial:	30,000 sqft office		



## Ram Quarter Greenland Group

Ram Quarter is a major residential-led mixed-use scheme in the heart of Wandsworth. The first phase of the development provides 338 apartments and a 68,000 sqft retail district, micro-brewery and museum within the iconic listed buildings that formed the Ram Brewery.

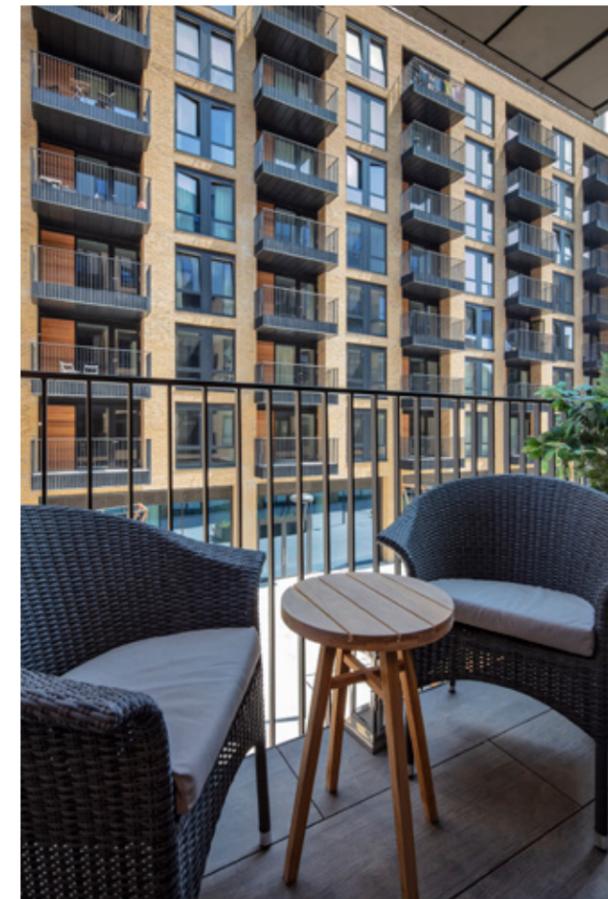
Historically, the site is best known for its brewing connections. It is the oldest continuously operating brewery in Britain, with a brewery on-site since 1533, and integration with the industrial heritage of the site has been a critical focus of the masterplan.

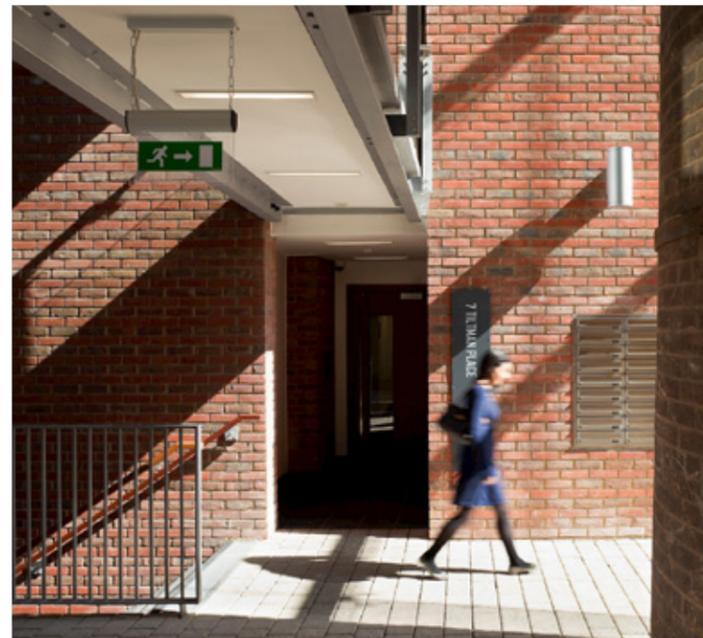
Ten new low-rise buildings site alongside the Grade II\* Listed brewery complex. The new brick-clad blocks are woven into the historic fabric of the site via a series of interlinked public spaces and commercial areas which have opened up the riverfront of the Wandle.

We had to use the full breadth of our in-house capabilities to deliver the scheme in just over two years. As well as carrying out several major packages directly, including the fit-out and services installation, our site team was supported by Ardmore's in-house manufacturing company Paddington, who manufactured the aluminium windows, prefabricated balconies and the wardrobes for the project.

To meet the challenging delivery programme, we achieved an extraordinary peak rate of 24 completed apartments handed over per week.

Project Details		
Value:	£160million	Commercial: 47,000 sqft retail A1
Completion:	2018	21,400 sqft retail A3
		10,000 sqft museum





## Hornsey Road Baths Grainger

The transformation of derelict public baths to create over 200 new apartments, 43,000 sqft offices for Islington Council and a children's centre. The listed gatehouse building was restored, with its famous Diving Lady neon sign, and the boiler-house chimney became the centre-piece of a glazed foyer

The sensitive restoration mixed the new build elements alongside the refurbishment of the original Grade II Listed gatehouse to Hornsey Road Swimming pool and laundry.

We worked directly with Islington council to identify their requirements for the new five-storey commercial office building, which we delivered fully fitted-out to a turnkey standard. The residential element of the scheme included 144 market sale apartments, and 62 mixed-tenure affordable units.

The original building was of significant importance to the area and the reconstruction to form the residential units and office block needed was a key construction element to maintain the architectural sensitivity of the development.

Alongside the retention of the original building, subtle nods to the original uses can be found in the completed scheme like the original Hornsey Road Baths sign, which can still be found on the south elevation of the building.

Project Details		
Value:	£36million	BREEAM: Very Good
Completion:	2009	Other: 208 apartments
Commercial:	43,000 sqft office	



## St. John Street st. John Street Ltd

St. John Street is a residential-led mixed-use scheme in the heart of Clerkenwell, providing a supermarket and mixed commercial space at basement and ground floors, alongside 25,000 sqft of office space and 69 apartments.

The 25,000 sqft Cat A office space was situated in two six-storey interconnected blocks above the shell and core ground floor commercial unit, which has subsequently been occupied by a Waitrose.

The office blocks open to a shared first-floor garden, linking to the residential block, which included 69 mixed-tenure residential units.

We took over the works part way through the construction, with the frame already completed.

We completed the cladding and carried out the installation of MEP services, fit-out of offices to Cat A, basement, and residential units, shell & core ground floor and all external works, to coincide with the opening of the Waitrose store.

### Project Details

Value:	£10million	Other:	69 apartments
Completion:	2010		
Commercial:	25,000 sqft office		
	10,000 sqft retail A1		

