



Ardmore

COMPANY
PROFILE

2019

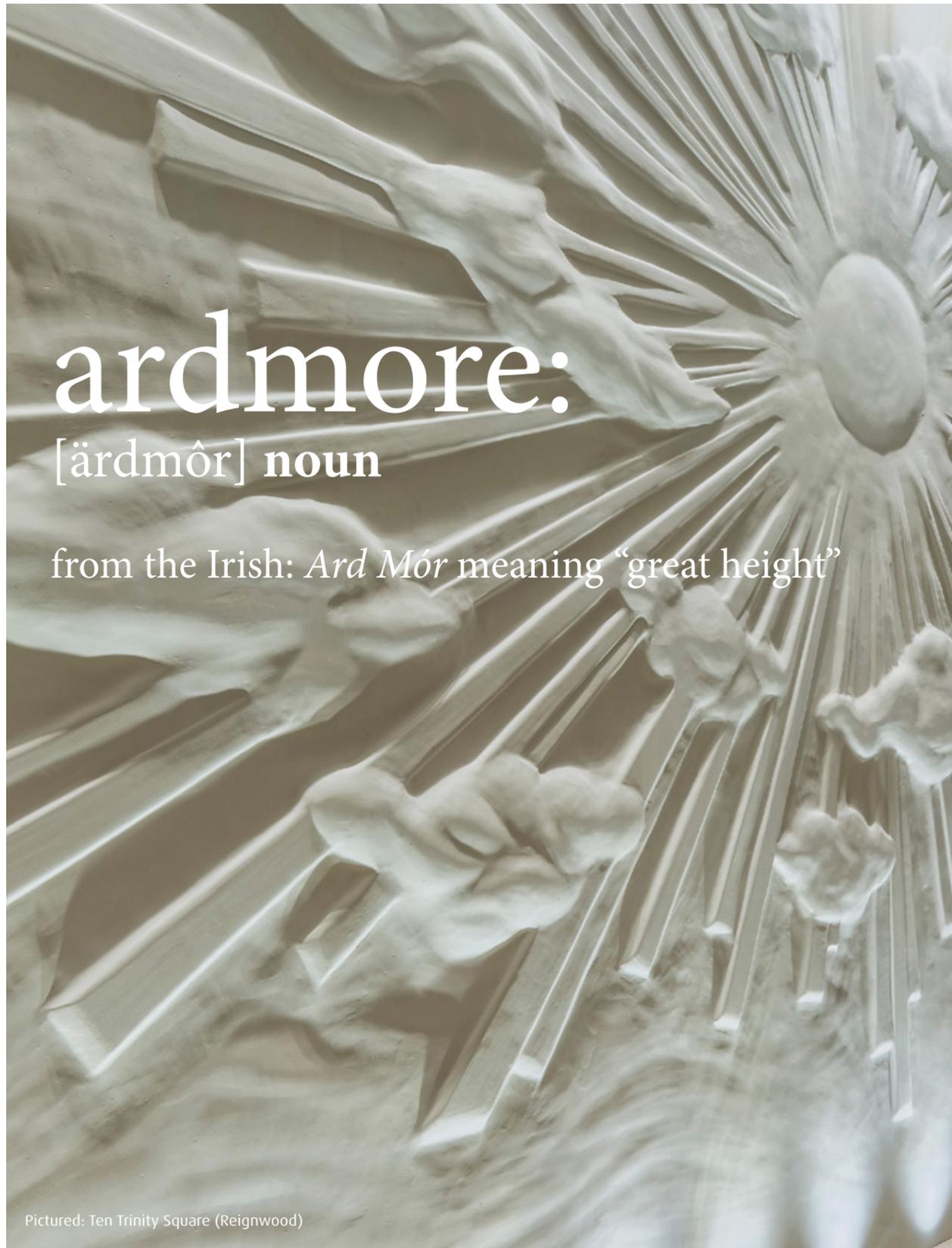




Pictured: Chelsea Waterfront (Hutchison Property Group)

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ardmore:

[ärdmôr] noun

from the Irish: *Ard Mór* meaning “great height”

Pictured: Ten Trinity Square (Reignwood)

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 residential and hotel builders and 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 regeneration projects. We are 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.

We’ve also successfully delivered major private residential schemes, helping 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**.

Over the past decade, we’ve been at the forefront of the global luxury hotel market. We’ve built some of the best hotels in the World, including the **Corinthia**, **The Four Seasons at Ten Trinity Square** and **The Ned**.

The Ned and The Four Seasons at Ten Trinity Square were named as London’s best new hotels in 2017 by the Times. Ten Trinity Square won the AA Hotel of the Year Award 2018- 19, as well as 5-Red Stars and Conde Nast’s Best New Hotel Opening in the World 2018, whilst The Ned was named European Hotel of the Year at the 2017 AHEAD awards.

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.



Pictured: The Ned (Sydell / Soho House)

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.

A Hands-on Approach to Contracting

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; and
- 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 through every stage of a project, from pre-construction through delivery, handover and customer care.

The Ardmore Group

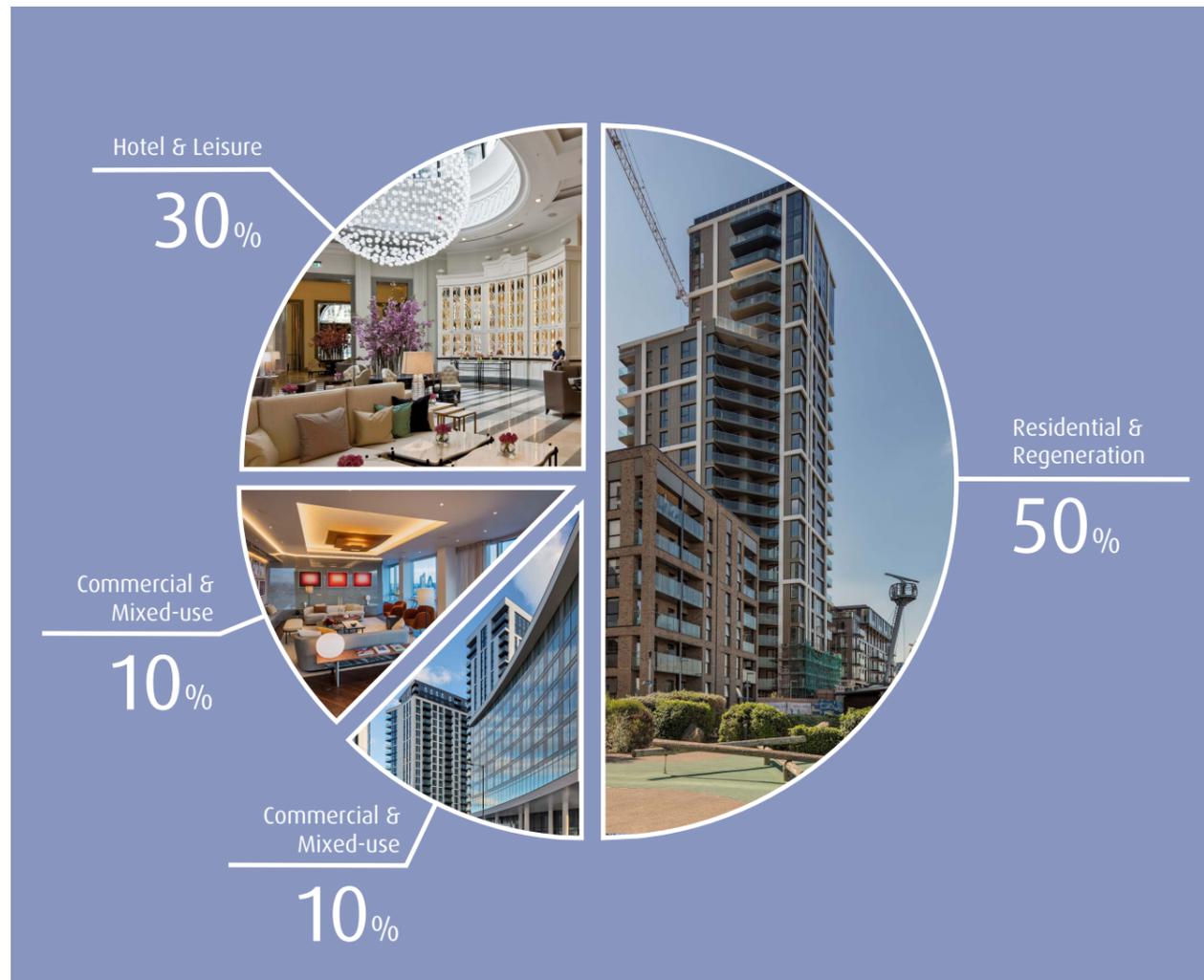
Today, the Ardmore Group is made up of three major companies, all supporting the overall delivery capability and technical expertise of the business.

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.



Residential Delivery at Scale

5,000+ residential units completed in the last five years

Quality at Every Market Level

From super-prime residential and serviced apartments to regeneration led mixed-tenure schemes, we've delivered at every level of the market

The Worlds Best Hospitality

1,400 hotel rooms delivered or under construction in the last five years.

A Financially Robust Partner of Choice

£370m turnover based on an average contract value of £80m

True Fixed Price Design & Build

100% Of projects procured on a fixed-price basis. All projects let as D&B or with significant elements of contractor design.

Sectors

Residential & Regeneration

We've been at the forefront of London's residential and regeneration sector for over a decade.

Over the past five years, we've delivered over 4,000 residential units for sale or private rent for some of the world's biggest developers, including St George and the Berkeley Group, Greenland Group, and Knight Dragon.

We were the first tier-one contractor appointed to the **Athlete's Village** for the 2012 London Olympics, and we've spearheaded significant residential led regeneration schemes like Knight Dragon's 15,000 home regeneration of the **Greenwich Peninsula**.

Our experience has given us an in-depth understanding of how to add values across every tenure and we have a successful track record of delivering:

- Extensive multi-phase regenerations schemes, like **Parkside** and **Stockwell Park**
- High-quality 'tenure blind' schemes like **Camberwell Fields** and **Pembury Circus**
- Highly differentiated, luxury product like **Chelsea Creek** and **Fulham Reach**
- Wholly private sale and PRS schemes, including **Ram Quarter** and **Water Yards, Canada Water**

Prime & Super Prime Residential

We've delivered some of London's most prestigious prime and super-prime residential schemes.

Some of the projects that we've delivered, like **Canaletto** and **Chelsea Waterfront**, have helped set new standards for residential sales values.

The **Residences at Ten Trinity Square** has redefined the super-prime market, providing unmatched luxury and attention to detail throughout.

Luxury & Bespoke Hotels

Over the last decade, we have developed an unparalleled track record for delivering London's best new hotels, including:

- **Corinthia London** The star of BBC series 'A Hotel for the Super Rich and Famous' and a benchmark-setting 5-star hotel, which we delivered in just two years
- **The Ned A** highly complex refurbishment out of the Grade I listed 27 Poultry, which we have transformed into the phenomenally successful Ned hotel and members' club
- **Ten Trinity Square** The comprehensive refurbishment of the 96-year-old former Port of London Authority Headquarters into a stunning 100-bed Four Seasons and 41 super-prime serviced apartments. Winner of the AA Hotel of the Year 2018-19, AA 5-Red Stars and Conde Nast's Best New Hotel Opening in the World 2018,

Mixed-Use & Commercial

We have over 20 years' experience within the employment space and commercial sector. We have predominantly delivered Cat A office space as part of commercial led mixed-use schemes, including:

- 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.

Recently, we have expanded our offer to include purely commercial schemes and we are currently delivering over 230,000 sqft of creative workspace and retail facilities at the **Greenwich Design District** for Knight Dragon.



Pictured: Ram Quarter (Reignwood)



04 | Selected Residential Case Studies



Parkside Peabody

A complete regeneration of the existing Heathside & Lethbridge Estates in Lewisham, Parkside delivers 1,225 new homes in buildings ranging from 3 to 24 storeys alongside commercial and community spaces.

Since construction started in 2008, the six-phase regeneration programme has included the decant and demolition of almost 600 homes, including an over-55's block. During that time, we have worked with Family Mosaic (since merged with Peabody) and Lewisham Council, to successfully decant and re-house all residents.

We have been the main contractor on the project since the second phase started in 2010. In that time, we've successfully delivered 644 new units. We are currently on-site delivering the final two phases, providing a further 440 new mixed-tenure units

We were first appointed following a single stage competitive tender for 190 units in Phase 2. Following two separate competitive tender processes and a resident-led selection process, we were appointed to the next two phases of the scheme. Phases 3&4 included the demolition of existing 60's buildings and the delivery of 454 new units, alongside a new community centre.

We directly negotiated the final Phases, 5&6, which included the demolition of the last remaining original estate buildings and the construction of 440 units and a new public park.

Project Details			
Units:	1,084	Tenure:	564 Private sale
Value:	£235million		115 PRS
Completion:	2021		405 Affordable



Ram Quarter Greenland Group

Ram Quarter is a major residential-led regeneration 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.

The project included ten new build residential blocks alongside the refurbishment and conservation of a complex of eleven listed buildings dating from between 1720 and 1880. The entire brewery complex is Grade II* listed, including the 5-storey Brewhouse and tower, rebuilt in 1882-83 by Henry Stock in yellow brick above a Portland stone band. Our sensitive restoration works to the brewery complex have created 14 industrial-style residential units, retail and restaurant space, and a 10,000 sqft brewing museum incorporating some of the original brewing equipment unearthed during the build.

Integration of old and new has been a critical focus of the masterplan. Ten new brick-clad blocks are woven into the historic fabric of the site via a series of interlinked public spaces and commercial areas.

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 our in-house manufacturing company Paddington, who manufactured the aluminium windows, balconies and wardrobes.

Project Details

Units:	338	Tenure:	100% Private sale
Value:	£160million	Other:	68,400 sqft retail
Completion:	2018		10,000 sqft museum



Greenwich Peninsula 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 residential and student units over four separate plots.

Our latest appointment on the Peninsula is the Design District, a commercially led plot offering 230,000 sqft of creative workspace, education facilities and retail spaces.

We were appointed on the first plot of the entire regeneration scheme, City Peninsula, delivering 229 homes within a 19-storey tower for Bellway Homes. We were successfully reappointed on the next plot on the masterplan, Platinum Riverside, where we delivered 198 units.

Following the completion of two residential blocks, we delivered Scape Greenwich, a student accommodation scheme providing 298 rooms within two vault-topped blocks, for Rise.

After Knight Dragon acquired the site, we were directly appointed to deliver The Lighterman, which included a cluster of three interlinked blocks of up to 23-storeys, providing a total of 236 new homes.

Project Details			
Units:	949	Tenure:	428 Private sale
Value:	£130million		223 Affordable
Completion:	2018		298 Student



Athletes Village ODA / Lend Lease

We were the first appointed tier-one contractor for the Athletes Village for the London 2012 Olympic Games. Ardmore was the main contractor for Plot N02, creating 1,784 beds for the Games before returning and retrofitting the scheme in 2014 as part of an extensive legacy programme.

The new accommodation was initially used by athletes competing at the London 2012 Summer Olympics. Following the Games, Ardmore converted the units into 298 new apartments for Triathlon Homes.

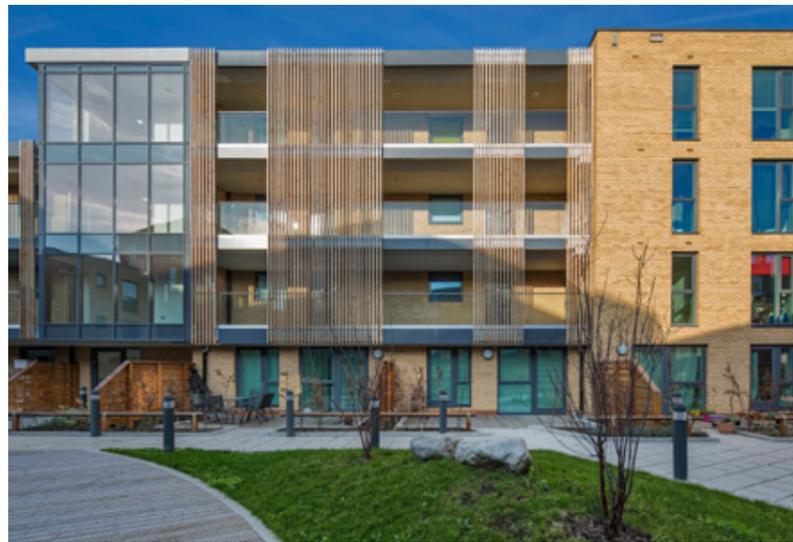
Now renamed East Village, the development scooped the Mayor of London's Award for Planning Excellence and was also recognised as being the Best New Place to Live.

Alongside acting as the main contractor for Plot N02, we manufactured and installed the balconies in-house, collaborating with the pre-fabricated cladding panel supplier to devise a system where the balconies attached directly to the prefabricated panels - rather than through the panels into a secondary frame.

We also produced and installed over 2,500 bathroom pods for the entire Village.

Project Details

Units:	298	Tenure:	186 Private sale
Value:	£56million		112 Affordable
Completion:	2014		



Camberwell Fields Notting Hill Housing

A large-scale estate regeneration in Southwark, Camberwell Fields comprises 279 new mixed-tenure units within ten new blocks ranging from three to seven stories in height.

The scheme straddles the busy Edmund Street and the team had to ensure that the road was always accessible, with mobile plant and lorry disruptions were kept to a minimum and works planned to ensure allocated delivery times and routes were adhered to.

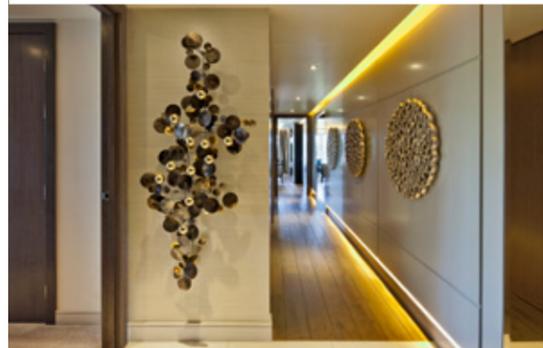
We teamed up with the local Play Shelter and Tower Bridge Primary school to provide them with a brand new after school club, built within one of the school's old storage areas. We helped to transform the room into a colourful and safe space, designed to stimulate learning through play.

The project was highly praised by the Considerate Constructors Scheme, who were impressed with our support of local organisations like the Play Shelter and Tower Bridge Primary School to provide them with a new after school club, which was highlighted by the Scheme:

"The work with a primary school in the borough has resulted in a facility which will be available for decades – helping parents on low income to go to work or attend education. It has been the design experience of the contractor and their willingness to fund the project that has ensured its success."

Project Details

Units:	279	Tenure:	192 Private sale
Value:	£32million		87 Affordable
Completion:	2015		



Distillery Wharf, Fulham Reach st. George

An exciting riverside scheme adjacent to Hammersmith Bridge, Distillery Wharf is the first phase of Fulham Reach, providing 138 highly-specified prime-residential apartments and penthouses.

Distillery Wharf features a host of facilities from a private screening room to the finest spa and swimming pool and a state-of-the-art gymnasium.

The apartments make the most of their prime waterside position, with interiors designed by world-class interior design studio Jestico + Whites.

A natural fired timber flooring and rich sumptuous taupe carpet to the bedrooms. Kitchens feature a palette of dark stone worktops, splash backs and complementing high gloss lacquer doors.

Bedrooms incorporate beautiful leather wardrobe doors and the bathrooms offer a combination of both dark and textured natural stone.

Project Details		
Units:	138	Tenure: 100% Private sale
Value:	£45million	
Completion:	2015	



Chelsea Creek st. George

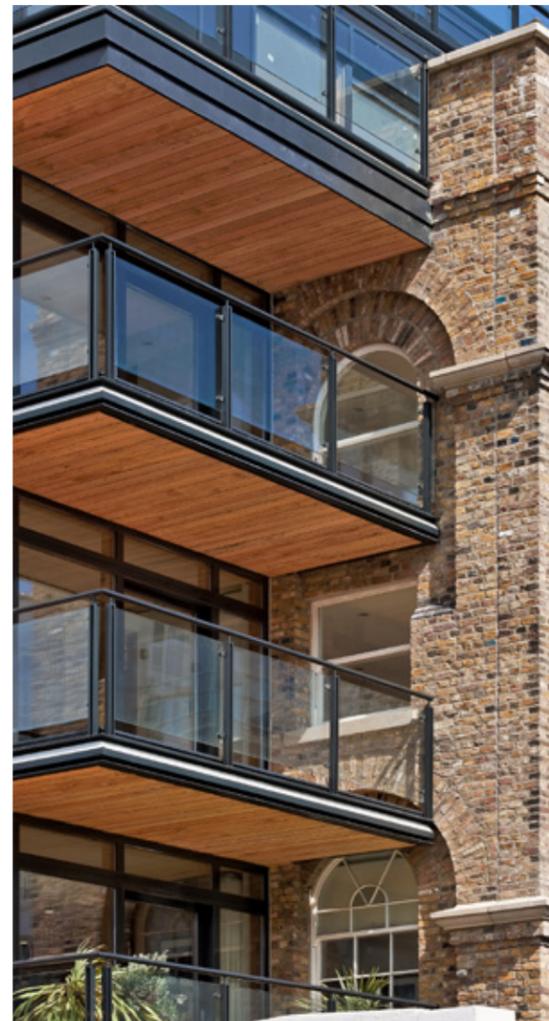
Billed as one of London's most elegant new developments, Chelsea Creek is the capital's prestigious waterside property. We delivered the first two phases, which included 140 highly specified luxury residential units over 8-storeys and substantial yet magnificently detailed public realm areas.

A private residents' spa feature a fully equipped gym and residents lounge overlooking heated swimming pool, with serene slate walls. The spa also features a rain shower and a Scandinavian style sauna and steam room.

The apartments are finished to the highest level of specification, with air conditioning, timber flooring, custom-designed kitchens and pre-wired entertainment systems.

The truly spectacular penthouses are exquisitely specified with sleek timber flooring and opulent Poliform wardrobes, walk-in double showers and custom-designed Boffi kitchens. The penthouses also feature a touch screen heating, cooling and AV system.

Project Details		
Units:	164	Tenure: 100% Private sale
Value:	£35million	
Completion:	2015	



The Henson Londonewcastle

The complex renovation of the famous 'Muppet Factory' building in Oval Road, the former puppet works of 'Muppet Show' creator Jim Henson. The site runs alongside the Regent's Canal in Camden, close to Camden Lock.

We carried out the complex partial demolition of an existing Victorian Warehouse, retaining the canal-side façade and basement arches, which we also modified to include an additional intermediate floor and two rooftop penthouse levels.

The completed scheme creates 52 private, contemporary, 'loft-style' apartments and 24 social housing rented apartments around a newly formed atrium.

The internal fit-out is specified to an exceptionally high standard, comprising stainless steel kitchens, engineered timber flooring, 'high end' sanitary ware and bathroom fittings and quality wardrobe and bedroom fittings.

Project Details			
Units:	70	Tenure:	46 Private sale
Value:	£20million		24 Affordable
Completion:	2010		



Pembury Circus Peabody / Bellway Homes

Pembury Circus is a high-quality development of 268 new apartments, delivered for Bellway Homes and Peabody Trust, next to Hackney Downs station.

The new mixed-tenure apartments are spread across five medium-rise buildings, and the mix includes studios, apartments and town houses. As part of the scheme we also delivered a purpose build community centre and extensive commercial space.

Key features included a site wide district heating system from low carbon energy centre with gas fired CHP, fast-track concrete construction, and Code for Sustainable Homes Level 4.

Community engagement and local recruitment has been at the forefront of the scheme, with 10 local apprentices recruited through our pre-apprenticeship programme.

We also helped Peabody and the Evening Standard start the 'Ladders for London' campaign, which was launched at Pembury Circus.

One of the apprentices engaged on the site through our pre-apprenticeship programme, Shaquan Carmichael, went on to be recognised as 'Apprentice of the Year' at the Mayor Fund for London Awards 2015.

Project Details

Units:	268	Tenure:	149 Private sale
Value:	£32million		119 Affordable
Completion:	2015		



Carlton House A2Dominion

Carlton House is a complex inner-city residential development transforming the site of an old office block into 73 new homes.

We were able to provide extensive pre-construction services to de-risk the logistically challenging site, which is located on a red route and had an extant right of access running across the site to a neighbouring office building.

Prior to starting on site we agreed a logistics strategy with neighbouring buildings to keep access open across the site, as well as negotiating with Wandsworth, TfL and Santander to relocate bus stands, bicycle stands and a construction gantry oversailing the footpath and highway – ensuring a prompt start on site once the design and contract negotiations were completed.

Through careful logistics planning and a detailed temporary works solution for structural support and public protection, we were able to demolish the existing building, which spanned over the road, and construct the new building over the to

We also worked closely with A2Dominion’s design team to resolve buildability issues with the façade and internal specification through extensive viability workshops.

Project Details		
Units:	73	Tenure: 58 Private sale
Value:	£23million	15 Affordable
Completion:	2019	



The Junction, Brixton Network Homes

Situated on the corner of Brixton Road and Stockwell Park Walk, The Junction has delivered 92 modern apartments on prominent corner site to create a new and vibrant gateway to the Stockwell Park Estate.

The development consists of three new blocks within two complementary buildings, one of which will provide new offices on the ground floor for Community Housing Trust who own and manage the estate.

As a critical of the overall Stockwell Park transformation, this private sale element has successfully cross subsidised the regeneration of affordable homes through the creation of a landmark building of exemplar architectural quality.

The Junction, Brixton picked up the top prize at the 2016 WhatHouse? Awards; receiving a Gold Award as the year’s Best Starter Home Scheme. The Stockwell Park estate also received a Silver Award in the Best Regeneration Scheme category.

Project Details		
Units:	92	Tenure: 100% Private sale
Value:	£15million	
Completion:	2016	



Xchange Point Tonerest

A major mixed-use scheme for Tonerest Developments comprising 164 residential units for private rent within in four blocks, together with basement car parking and commercial accommodation.

Xchange Point's green credentials are evident by the high levels of insulation and the double glazed windows which mean a stable temperature with no unpleasant draughts and better soundproofing. This also reduces energy usage and therefore lower energy bills in the flats.

The scheme sits above two major railway tunnels, and it was agreed prior to any formal submission that the deflection caused by the demolition of existing buildings and excavation would cause too much heave on the tunnels running below the site.

We developed our deconstruction method statement so that the demolition was carried out in parts, and excavation and foundations were carried out in 1m wide strips to ensure that reloading was sufficient to mitigate tunnel movement.

We were able to agree an electronic tunnel monitoring system with Network Rail, where alerts would be sent immediately to asset protection engineers, and Ardmore's management team and health and safety department, should deflection be greater than a pre-agreed level.

Project Details			
Units:	164	Tenure:	120 PRS
Value:	£24million		44 Affordable
Completion:	2013		



Lock Keepers Peabody

Set within the Limehouse Cut conservation area Lock Keepers is a new residential development of 109 homes located on the site of the former Sun Flour Mill in Gillender Street.

Comprising three interlinked blocks, the building takes inspiration from the wharf-like, industrial character of the east London context within which it is set.

The new buildings sit adjacent to the River Lea and the Limehouse Cut Canal at the Bow Locks. They include 46 homes for private sale, 42 for shared ownership and 21 for rental, managed by Peabody Trust.

The development also creates new public realm and access to the River Lea with improvements to the Limehouse Cut Canal Walk

Project Details			
Units:	109	Tenure:	46 Private sale
Value:	£18million		63 Affordable
Completion:	2016		



Beaufort Park st. George

One of the largest residential projects in the UK, Beaufort Park is a comprehensive mixed-use development incorporating 2,800 new homes and commercial properties in Hendon, North West London.

We began work on the scheme in 2005 as Principal Contractors on Phase I, and we have since delivered 875 units over six phases.

Following the successful delivery of the first phase, we were awarded a further six contracts on the development, acting as principal contractor on seven of the first eight phases for St George.

Since the launch of the scheme we have delivered almost 900 residential units within 19 new blocks. We have also carried out the sensitive relocation and painstaking restoration of the Grade II Listed Grahame-White Watchtower building at RAF Hendon as part of the scheme.

Project Details			
Units:	875	Tenure:	527 Private sale
Value:	£120million		348 Affordable
Completion:	2014		



Portobello Square catalyst

Portobello Square is the multi-phase regeneration of the existing Wornington Green Council Estates in Kensington, built between 1964 and 1985. The masterplan provides 1,000 new homes and 20 retail units for Portobello Road – generating up to 200 new jobs.

We were the main contractor on the first phase, delivering 324 new homes alongside a new public park and retail units.

The integration of lean design and a district heating system served from on site gas boilers and its own dedicated CHP (combined heat and power) systems helped to meet the Local Authority's planning requirements.

Logistically, the project was extremely demanding. As the first phase of the project, a complex decant strategy has been developed with Catalyst Housing with partially occupied blocks being part deconstructed in order to make space for the new buildings for residents to be decanted into.

Project Details			
Units:	324	Tenure:	141 Private sale
Value:	£57million		183 Affordable
Completion:	2016		



Pictured: Chelsea Waterfront (Hutchison Property Group)



05

Selected High Rise
Case Studies



Stratford Halo Genesis

A major residential-led scheme on the edge of the Olympic Park, Stratford Halo includes one of the tallest residential buildings in London. The 43-storey Halo Tower is flanked by five new mid-rise blocks and the restoration of the locally listed Warton House, an art deco soap factory.

Comprising 706 new homes, one of the scheme's key design features is the curvilinear Halo tower. Rising 132 metres above a double basement, the Halo tower is undoubtedly the architectural centrepiece of the scheme.

We jump-formed tower's core and erected the lightweight metal inner skin of the external envelope in advance of the cladding system to obtain a watertight condition. These programme gains allowing us to start fit-out progressively up the building whilst the frame construction was still ongoing above.

Over 10,000 cubic metres of concrete and 2,500 tonnes of reinforcement sit on top of 100 structural piles rising 43-storeys above a double basement car park.

The site is bordered along one length by a canal, and extensive de-watering was necessary during excavation works.

The site also benefits from a direct connection to the Olympics' district heating system that provides a low carbon heat source to residents.

Project Details			
Units:	706	Height:	43-storeys
Value:	£120million		(131.88 metres)
Completion:	2014		



Chelsea Waterfront Hutchison Property Group

Straddling Chelsea Creek, the Chelsea Waterfront masterplan includes the refurbishment of the historic Lots Road Power Station and creation of several new build blocks, including a striking 37-storey tower.

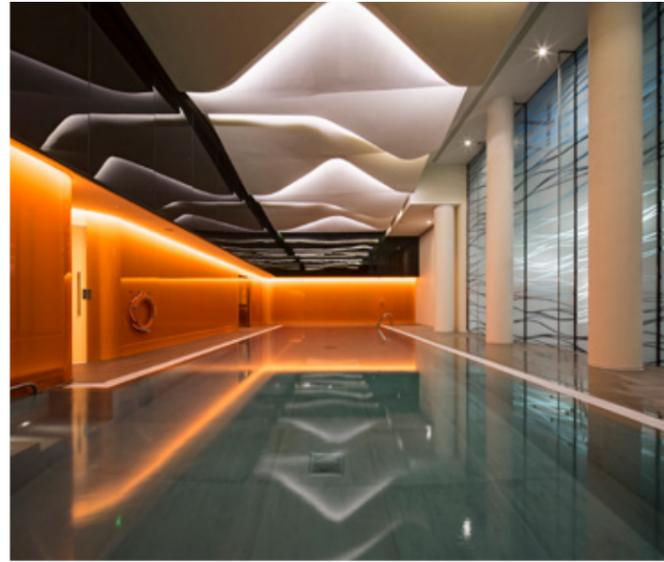
We fitted-out three of the smaller 10-storey buildings, which had already been completed to shell and core, and delivered the 37-storey Hammersmith & Fulham tower.

Having taken possession of the site following the creation of a new basement, we were able to immediately commence the fit-out of units in the lower-rise blocks whilst concurrently jump-forming the tower core and frame.

Our pro-active partial occupation strategy for the site meant that we could hand-over residential units in the lower level blocks at the same time as we were installing the tower's unitised cladding system

Served by a tower crane that was extended to an ultimate height of 120m as the frame progressed, we fabricated the steel balconies in-house as well as carrying out the frame, fit-out and services installation directly

Project Details			
Units:	179	Height:	37-storeys
Value:	£135million		(122.56 metres)
Completion:	2019		



Canaletto Grovworl / Orion

Canaletto is a 31-storey residential tower comprising 190 exceptionally specified apartments next to the City Road Basin. The tower rises 97 metres above a double storey basement, which houses a residents' swimming pool, spa, gym and cinema.

Designed by internationally-lauded UNStudio, Canaletto's façade is a critical design element comprising expansive bespoke curved glass and metal façade spread over a series of three-to-five-storey clusters, which we delivered in-house.

We worked closely with building control to develop a partial occupation strategy to achieve sign-off of the first 18 floors over a year in advance of the overall completion.

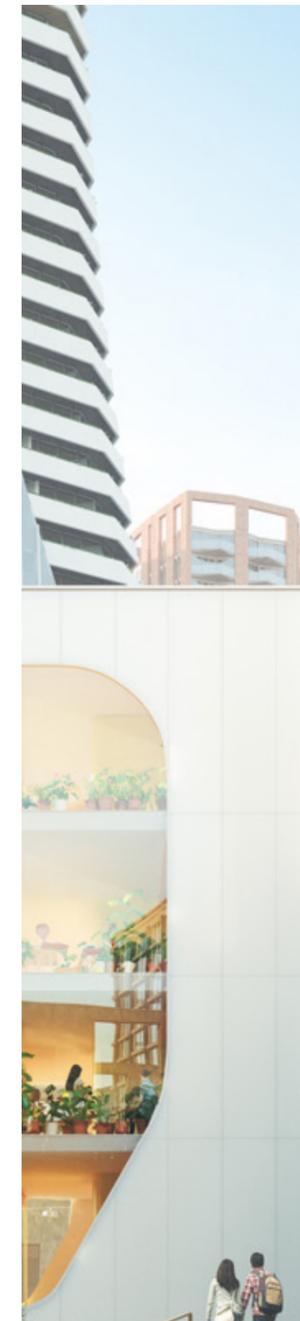
Occupying the lower levels of a single core whilst completing units above required several 'buffer' levels and a multi-phase partial commissioning and interim fire strategy. We commissioned two of the three lifts for resident use, with the third lift remaining in beneficial use.

Once the scheme was complete, we commissioned the third lift which was bought into service for residents as we simultaneously re-commissioned the remaining lifts.

Project Details			
Units:	190	Height:	31-storeys
Value:	£90million		(97.02 metres)
Completion:	2017		



Pictured: Greenwich Design District (Knight Dragon)



06 | Selected Mixed-Use Case Studies



Water Yards, Canada Water Notting Hill / Sellar

Rising up to 18 storeys, Canada Water is the first phase of a wider regeneration of the area and includes 234 apartments for private rent and a 100,000 sqft Decathlon store with basement car park.

The site is adjacent to Canada Water underground station and the dock, between London Bridge and Canary Wharf.

The new Decathlon store occupies the lower levels of the building with an outdoor multi-use-games-area situated on the podium level.

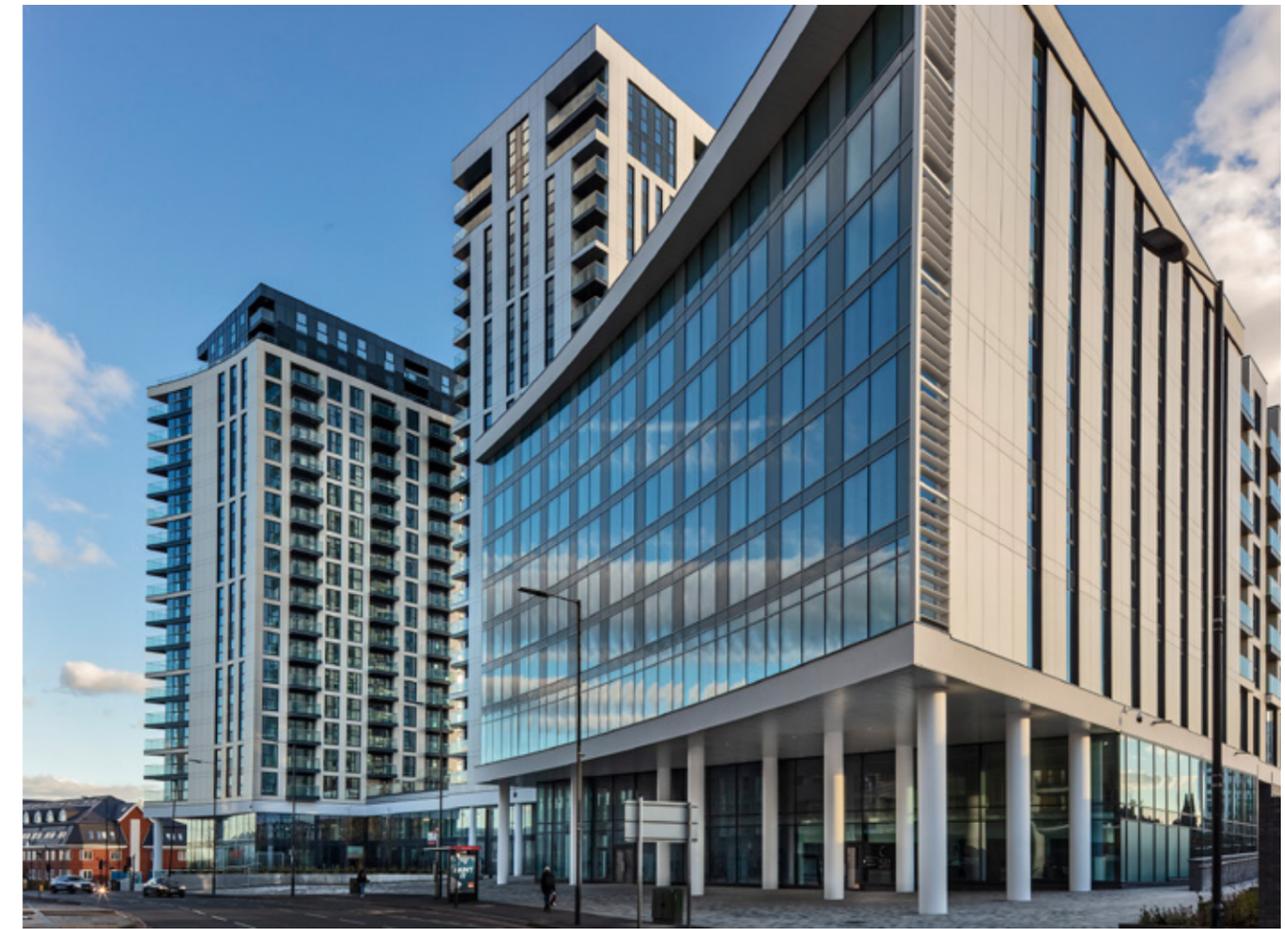
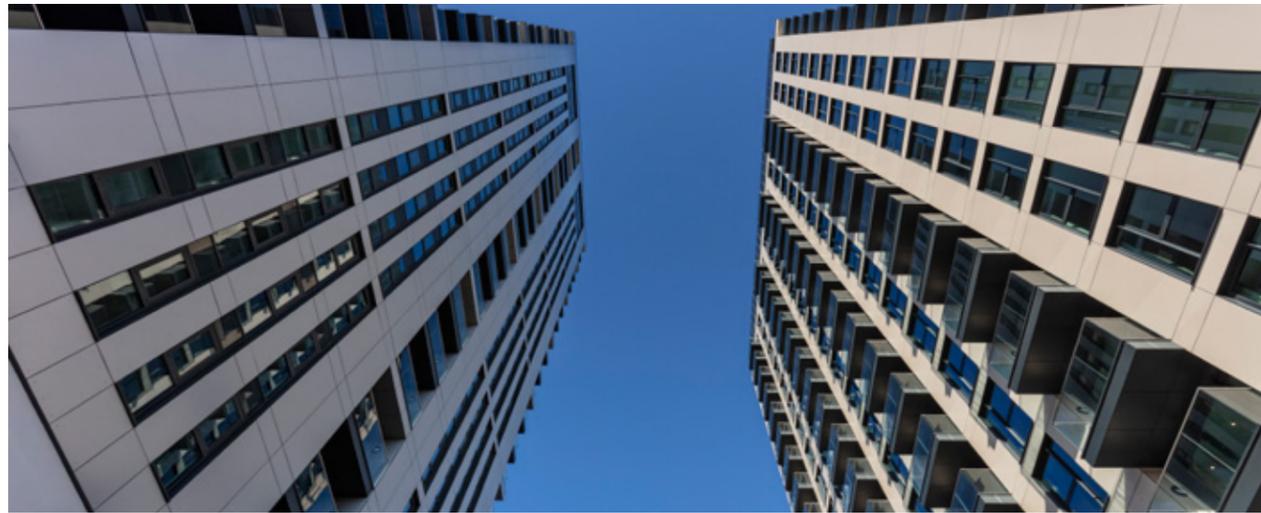
There are four residential cores at higher level surrounding a landscaped courtyard.

We utilised a post-tensioned structural solution to provide the expansive spans required by the ground floor Decathlon store, before constructing the residential cores above.

The private rent homes are being made available through Folio London, Notting Hill Housing's private rented sector business. Canada Water is Folio London's biggest development to date.

Project Details

Units:	234	Tenure:	100% PRS
Value:	£90million	Retail:	100,000 sqft
Completion:	2018		



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 new homes, an 80 room hotel, 59 serviced apartments, a health & fitness centre and basement car parking.

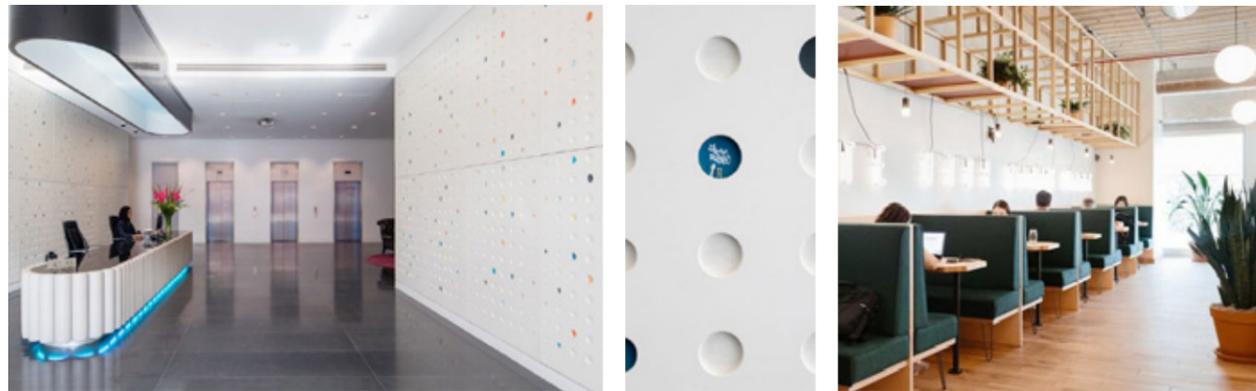
The project included the demolition of an existing commercial tower and the design and construction of three new residential blocks rising to 24 stories above a podium deck level. A site wide basement provides parking provision and space for the main plant room, with the podium also accommodating a potential future tram link.

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 BREEM '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			
Units:	332	Office:	25,000 sqft
Value:	£90million	Retail:	20,000 sqft
Completion:	2018	Other:	139-key hotel



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		
Units:	673 student	Commercial: 42,000 sqft office
Value:	£55million	Other: 238-key hotel
Completion:	2012	



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 to Cat B.

The residential element of the scheme included 144 market sale apartments, and 62 mixed-tenure affordable units.

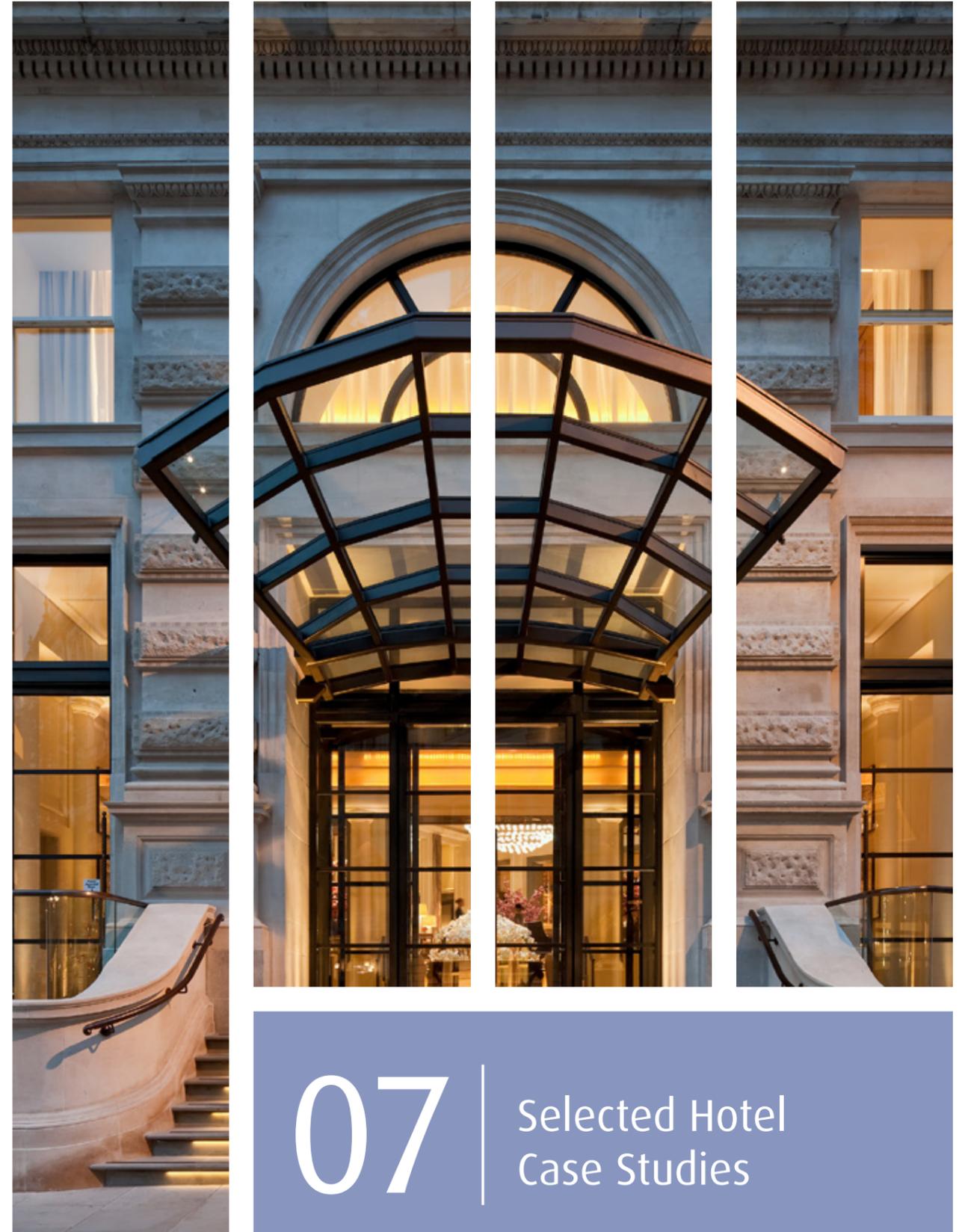
The original building was of significant importance to the area and the reconstruction to form the residential units and office block needed was a key construction element to maintain the architectural sensitivity of the development.

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			
Units:	208	Office:	43,000 sqft
Value:	£36million		
Completion:	2009		



Pictured: Corinthia, London (International Hotel Group)



07

Selected Hotel Case Studies



The Ned Sydell Group / Soho House

We oversaw the major refurbishment of the Grade I-listed former Midland Bank Headquarters into the magnificent Ned hotel and club, one of the capital's most ambitious hotel launches in recent times. We worked with developer Sydell Group and operator Soho House to turn the vast, early 20th-century building into one of London's standout new hotels.

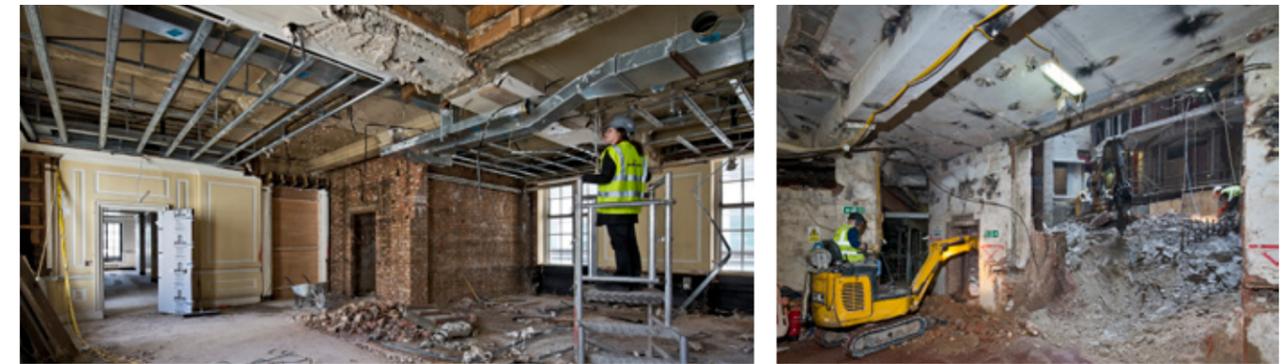
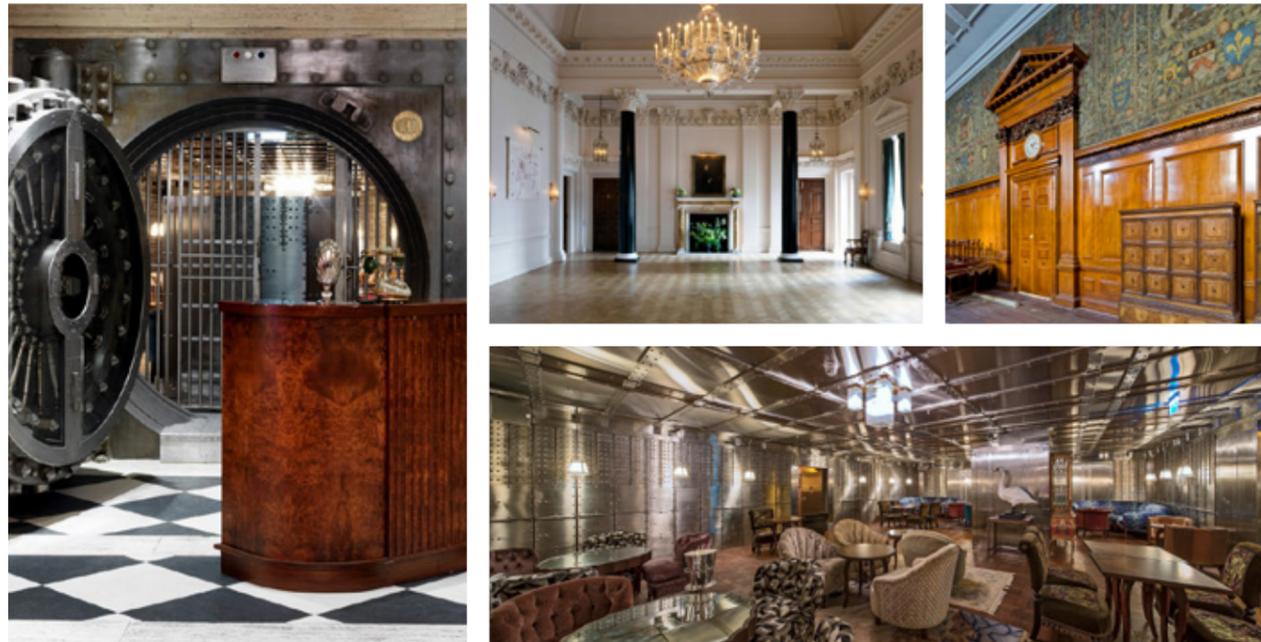
Originally designed by Sir Edwin Lutyens in 1929, and completed in 1939, the listed former Midland Bank Headquarters in the City of London is renowned as one of the Capital's most iconic buildings.

Today, the Ned is an incredibly successful 252-bedroom 5-star hotel providing an extensive food, beverage and amenity offer with nine restaurants, two swimming pools, a health spa and gym, meeting and event spaces and a private members' club.

The main entrance from Poultry opens into the Grade I-listed grand banking hall, which is sandwiched between the original safety deposit vaults in the basement and the listed directors' offices and meeting rooms above.

As part of the development we have carried out major internal structural alterations alongside the sensitive restoration of listed heritage features. We also delivered the high-quality fit-out of the extensive front-of-house areas, including restaurants, members club, bars, spa and two pools, as well as the fit-out of the 252 exquisite guestrooms.

Project Details			
Rooms:	252	Amenity:	10 restaurants
Value:	£82million		Grand banking hall
Completion:	2017		Private club & Spa



Heritage & Restoration

The building houses a number of areas of significant conservational interest, including the original safety deposit vault, which has been converted into a new lounge and bar.

Throughout the conversion we have been able to retain many of the building's original features, like the 92 green verdite marble columns and walnut banking hall within the 3,000 sqm former banking hall, now home to a spectacular lobby and eight distinct restaurants.

The upper floors are home to six Grade I-listed banqueting rooms, including the original directors' smoking room which featured the largest tapestry in England when it was created in the 1920's. We carried out the painstaking restoration of the original walnut panelling, parquet floors, crystal chandeliers and the breathtaking tapestry.

Throughout the expansive corridors, we have refurbished the original skirtings, dado, cornicing and panelling. The specialist restoration of the original chandeliers was carried out by the grandson of the original chandelier installer, working for the same company.

Further heritage features are found in the basement, where we have meticulously transformed the multi-room bank vaults, once home to deposits of over £15bn.

Behind the formidable two-metre wide, 25-tonne vault door - one of only two ever made - more than 3,000 original stainless steel safety deposit boxes have been restored and line the walls of a remarkable new lounge bar that fills the original space.

Extensive Structural Interventions

We have carried out extensive structural repairs and alterations within the heart of the building, accommodating its new use whilst protecting and maintaining the key characteristics of the original Grade-I listed structure.

Critical structural transformations included significant underpinning work within a newly excavated sub-basement prior to the demolition of an existing link between the original building and a 1970's extension to allow a 13.5 storey high vertical circulation core.

We also installed a two storey roof extension, two new pools and carried out alterations to the building's two existing domes.

The project required extensive problem solving due to the complexity of the existing structure, including altering load paths at the upper floors and roof level to avoid strengthening works on the lower floors. The new core is located directly above a proposed Northern line tube tunnel, severely limited piling depth.

Threading the extensive services required for a modern hotel required careful co-ordination and extensive builderswork, a task complicated by the building's original use. The basement vaults had helical coil reinforced concrete walls and floors, in places up to a metre deep, making the formation of new openings a significant challenge.



Luxurious Fit-out

The fit-out of the 252 bedrooms and front of house areas is full of vintage touches, taking more than a hint of inspiration from the glamour of the 1930's and the grand hotels and ocean liners of the era.

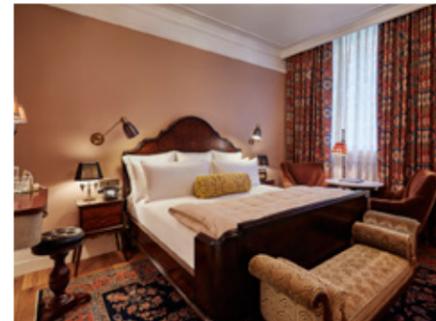
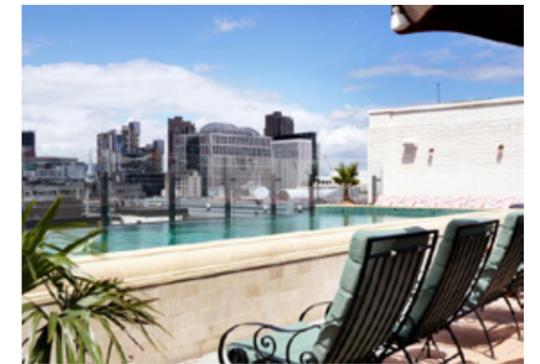
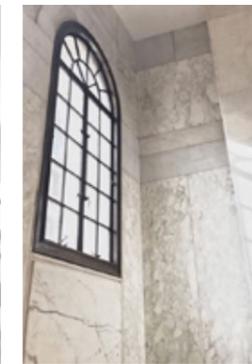
Every element of joinery in the hotel has been handcrafted by our own expert joiners: from every door and window to the bookshelves and the bedroom cupboards to the bespoke bars and feature pieces in the banking hall.

In the grand banking hall, we have recreated the original black and white chequerboard floor from archive photography between the new walnut bars.

The luxurious spa is built around a 20m lap pool, in another basement vault. Enveloped in richly-veined marble and black and white tiles, the unbroken mosaic pattern flows through the spa, gradually changing colour through the changing rooms, hammam and treatment rooms.

"The beautiful existing rooms have kept their original glamour throughout this project, exemplifying a restrained approach in adding new elements. The results are upscale, high-end and plush, exactly what is expected of an events space."

AHEAD Awards, 2017



Best In Class

Winner - RIBA London Regional Awards 2019 and RIBA London Project Architect of the Year Award 2019

Winner - "Europe Hotel of the Year", AHEAD Awards 2018

"This is an extremely successful reuse of a complex site, carried out sensitively while retaining the character of the original Lutyens design [...] Completed within an 18-24 month period on site (handed over in phases) it is testament to the team that there are no signs of compromise given the speed of construction."

RIBA London Awards, 2019



Ten Trinity Square Reigwood

The redevelopment of Ten Trinity Square is one of the London's most iconic recent projects. Having opened its doors to a global fanfare as one of the World's best new hotels, we have transformed the former headquarters of the Port of London Authority into a stunning Four Seasons hotel and residences.

Situated in the heart of The City of London, the building at Ten Trinity Square is one of London's most treasured buildings, having once been the seat of power for both the Port of London Authority and the United Nations.

The Sir Edwin Cooper designed building was originally built in 1922 and occupied by the Port of London Authority until 1970. In 1946, the building hosted the inaugural assembly of the United Nations in 1946 and was later used for the famous signing of the first UN Charter in 1948, hosted by Winston Churchill.

In the latest chapter in its extraordinary life, the Grade II* listed building has undergone a meticulous conversion, with Ardmore overseeing the sensitive refurbishment and transformation into a spectacular Four Seasons Hotel and apartments.

Completed in early 2018, the hotel provides 100 guest rooms and suites alongside 41 serviced apartments. The hotel is also host to a number of amenity spaces, including a private members club, restaurants, bars, meeting rooms and exquisite spa.

Project Details			
Rooms:	100	Amenity:	Private Club
Value:	£160million		18,000 sqft spa
Completion:	2017		2 Ballrooms



The finished hotel has 100 guest rooms and 41 serviced apartments, two restaurants - La Dame de Pic London and Mei Ume - and the Rotunda Bar; the historic UN Ballroom, a second function room called Merchants' Hall, a suite of club and meeting rooms on the second floor and a luxurious spa and fitness centre.

The 41 luxurious apartments have been constructed around a new elegant glazed rotunda in the courtyard, which references the original rotunda damaged during the Second World War

Ardmore was the main contractor for the majority of the project, from excavating a new basement under the existing building to the luxurious fit-out of front of house areas, guest rooms and apartments.

We also carried out the sensitive restoration of the building's listed meeting rooms. Now providing meeting rooms and facilities for the private members' club, these areas retain the sumptuous boardrooms and executive offices of the original building through a careful restoration of all the finest features of the carved walnut panelling and high ceilings.

Our own team of specialist craftsmen and artisans worked closely with architect Aukett Swanke to carefully repurpose the existing spaces in the building, inserting new elements, textures and materials to create a thoroughly contemporary blend of history and hospitality.



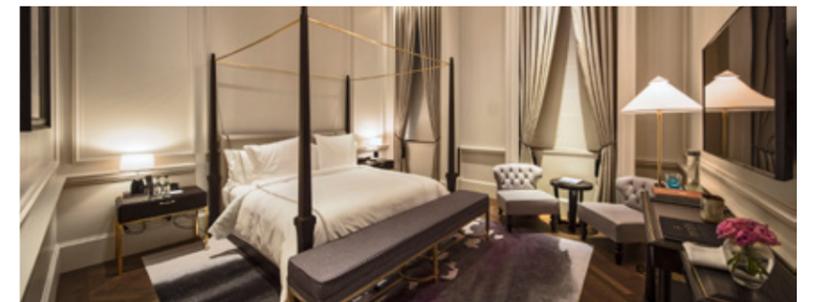
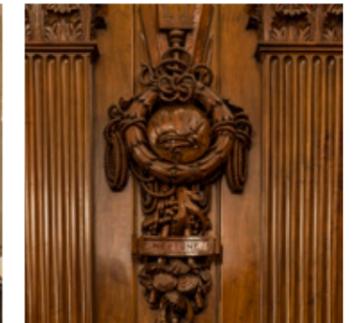
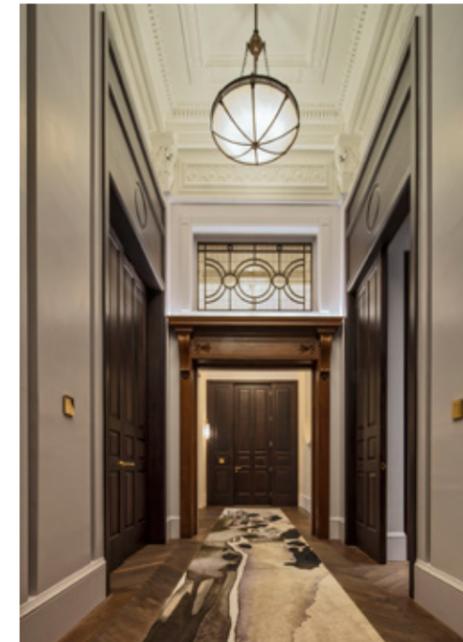
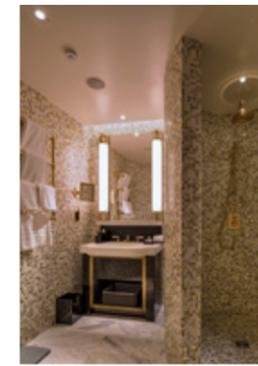
Extensive Structural Interventions

A new basement, excavated under the existing building, posed additional structural and archaeological challenges while the coordination of services through the new elements and existing historic fabric was essential to the success of the scheme.

The complex routing and access requirements of the building's heating, ventilating and air conditioning systems, which include a combined heat and power unit, has required the building services team to pay special consideration to prevent damage to any of the heritage areas and particularly ceilings. Extensive coordination has been required for all the basement areas and risers to help determine the optimum fresh air inlet paths for ventilation, due to the building's previous reliance on natural ventilation.

The complex builders work posed a number of structural and archaeological challenges. Our in-house capability for designing and undertaking the works whilst co-ordinating services through the new elements and existing historic fabric was essential to the success of the scheme.

In addition, installation of a low water use mist system is to be used rather than a traditional sprinkler system to reduce the required water storage requirement for the building. The building has a number of mixed-uses, each requiring specialist control systems. These systems will enable the building operator to manage the building effectively under various scenarios and conditions.



Award Winning Performance

Ten Trinity Square was named **AA Hotel of the Year London 2018-19** at the annual AA Hospitality Awards, as well being awarded **5 AA Red Stars** and Conde Nast's '**Best New Hotel Opening in the World**' 2018.

The Mei Ume Restaurant in the hotel was named **Best Overall UK Restaurant** at the 2018 Restaurant and Bar Design Awards, and also winner in the Luxury Restaurant category.

The hotel was Runner Up in the 2017 **City of London Building of the Year Awards** and shortlisted in the '**Listed Buildings over £5m**' category in the 2017 Architects' Journal Retrofit Awards.

"Located in the heart of the City, this hotel has recently completed a seven-year refurbishment programme to transform it into the newest 5-star hotel on the London scene. The quality here is excellent - all of the bedrooms have the most up-to-date furnishings, technology and high levels of comfort. The majority of suites are all located on the ground floor and benefit from the hotel's original features. The dome in the Rotunda bar has been completely restored and the white walls are moulded with motifs representing earth, water, fire and air, and circles."

AA Hospitality Awards, 2018-19



Corinthia International Hotels

The star of BBC series 'A Hotel for the Super Rich and Famous', Ardmore oversaw the comprehensive conversion of the historic Metropole Building in Embankment into the benchmark-setting 5-star Corinthia in just two years. Located in the heart of Whitehall, the Corinthia has been Crowned 'Hotel of the Year' by the AA, Conde Nast, Ultratavel and the International Hotel & Property Awards.

The Corinthia opened its doors as one of London's most luxurious new hotels following an extensive renovation that comprehensively transformed this historic site.

The property, which had been empty since 2004, now sits proudly as a grand 306 room hotel, which includes the largest hotel room in London, a four storey spa, grand marble entrance way and glass domed reception area.

As the main contractor on this project, we were responsible for everything from excavation and ground stabilisation to providing a full fit out service including fixtures and fittings.

This remarkable hotel was delivered in just two years, a feat achieved through the operation of our direct labour force. We had up to 1,000 staff on site 24-hours a day for two years in order to reduce the completion time for the project. At times during construction the Corinthia was the UK's second largest single building site after the Olympic Stadium.

Project Details			
Rooms:	306	Amenity:	6 restaurants & bars
Value:	£115million		33,000 sqft spa
Completion:	2012		Grand ballroom



Heritage

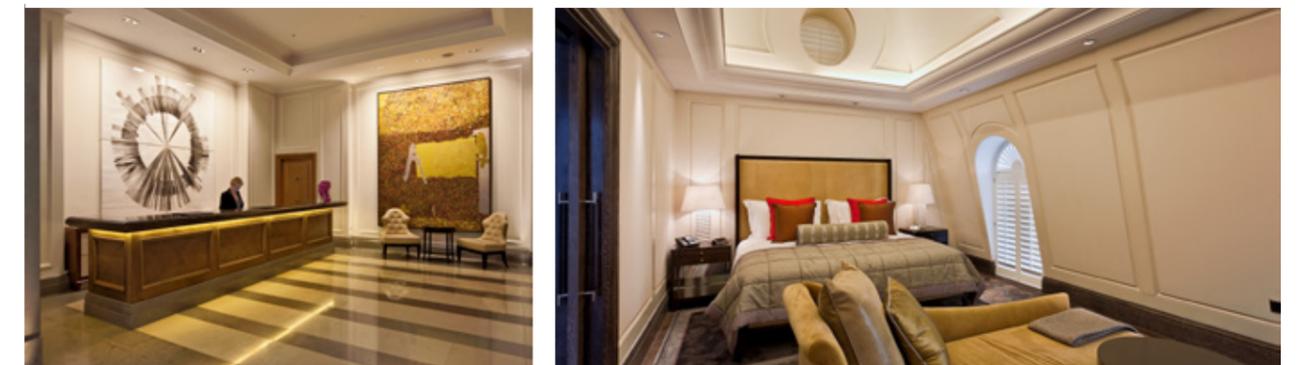
Originally built for the Gordon Hotels Company in 1883, the Metropole Hotel spent a number of decades as one of London's most glamorous hotels, playing host to a glittering array of European royalty, visiting dignitaries and the celebrities of the day.

The close proximity to the Houses of Parliament and the political hub in Whitehall, saw the hotel being commandeered for use as emergency Government offices during both world wars.

In the late 1940's it was then acquired by the Crown Estate and leased to the Government on a permanent basis, providing overflow offices for the Ministry of Defence until 2004.

As part of the conversion process back to a luxury hotel, secret tunnels built during World War II to facilitate below ground access for defence ministers to Whitehall had to be securely filled in

Due to the age and location of the existing buildings, conversion of this dated property involved considerable structural re-configuration and adaptation. The desire to create vibrant spaces and large guestrooms also led to the need for significant changes to the arrangement of internal supports.



Excavation

With the added challenge of having to carry out all excavation within the restrictive confines of the existing site and structure, levels were reduced six metres below the original basement in order to house the primary plant room, spa and car park.

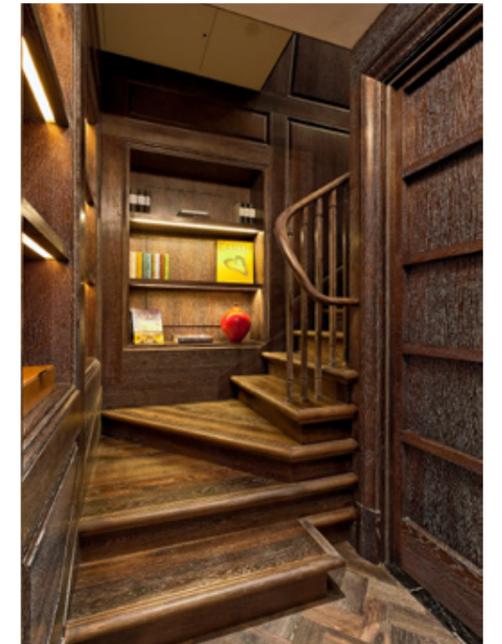
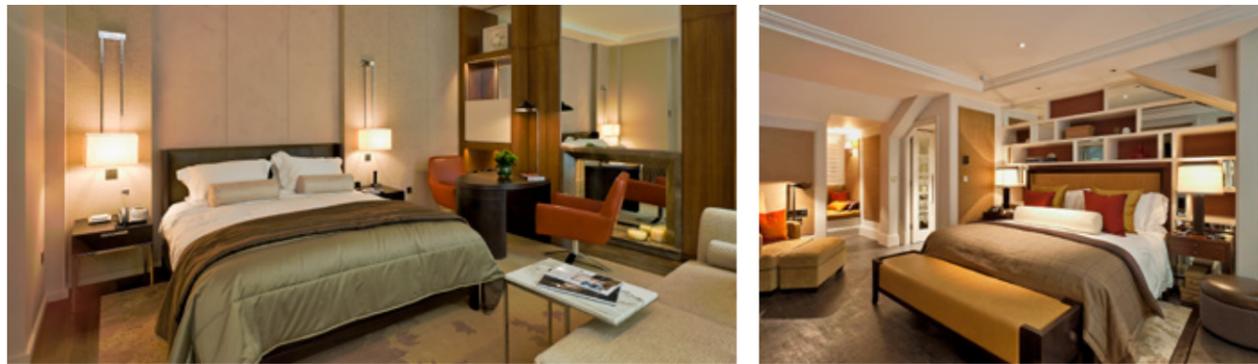
Bulk excavation was essential to allow for the remodelling of the front of house areas and substantial reinforced concrete floors and podium slabs were installed to establish a lowered level for the lobby, lounge and reception areas. The excavation also made space for two lower floors to house part of the hotel's four storey spa - the largest city day spa in London.

Extensions

As well as instigating changes to the internal layout within the original building, considerable extension was needed in order to meet the exacting needs of a modern luxury hotel.

Having reinforced the newly excavated basement area, a seven storey extension was constructed in the central atrium. This reinforced concrete structure formed additional bedrooms and a rooftop plant area.

The project saw the creation of an entirely new eighth floor added to the original roof. Overlooking the Thames the entire floor is given over to the two-storey Royal Suite, a 470 square meter space with a wraparound terrace, dedicated lift, two bedrooms, spa, gym and wine cellar.



Structural alterations

As much of the existing structure was formed by masonry careful consideration was required to address the extensive changes being made to the internal configuration of the building.

The introduction of 3,000 tonnes of structural steel enabled many of the previous masonry dividing walls to be removed, opening up the ground floor spaces to allow a continuous flow between areas.

All the steel installed in the building was custom made by in-house specialists at our workshops in North London, with lengths cut and re-bolted on site due to the size of the frames and the limited access to the hotel.

Stonework

Restoring the external stonework to its original splendour was a key element in reviving the hotel to its former glory. Every inch of the stone façade of the building was cleaned, with defects meticulously repaired and window surrounds remodelled in keeping with the original designs.

Internally, a vast amount of marble has been used, from the flooring in the lobby, to the unit tops in the guest bathrooms.

We acquired the raw stone directly from quarries in Portugal and Italy, before the slabs were shipped to London to be cut, shaped and crafted by our own skilled stonemasons, before being laid and joined in the hotel.

Mechanical & Electrical Services

As would be expected for a hotel of this scale the building services have formed a major portion of the works. All of which were carried out by our own mechanical and electrical installers.

We constructed two plant rooms at basement and roof level. The main basement plant room houses eight air handling units, three boilers, twenty three water tanks with booster and sprinkler pumps and the central electrical distribution panels.

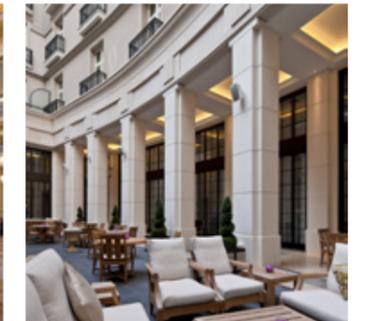
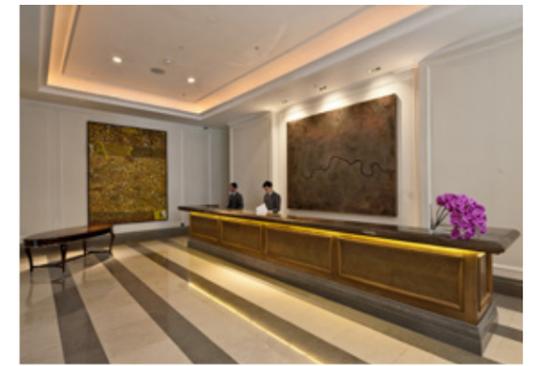
The age of the building meant that all above and below ground drainage systems needed replacing. A completely new electrical system was also designed to allow for state of the art lighting controls and audio visual technology to be fitted in all guestrooms.

Joinery

Every element of joinery in the hotel has been hand crafted by our own expert joiners. Every door and window, the bookshelves and bedroom cupboards, and the extensive decorative timber panelling that runs throughout the property were all part of over 10,000 individual pieces produced for the hotel.

Furniture, Fixtures & Equipment

Working closely with the interior designers, Ardmore's team was instrumental in fitting out and finishing the front of house areas, Harrods Flower Store, Northall restaurant, ballroom, standard guest rooms and junior suites. We placed over one thousand individual orders from across the globe for items of FF&E including fabrics, leathers, light fittings, case goods and silks.



The Lobby

Creating a striking first impression, the intricate detailing afforded to the lobby, reception and lounge area sets the scene for the entire hotel, with antique bronze panelling, marble cladding, antique brass and glazed screens featuring heavily throughout.

The centrepiece of the open public space is a large seven metre diameter glass dome below which hangs a Baccarat Crystal chandelier, all of which helps to light up the highly patterned polished marble floor, cut and laid by our in-house craftsmen to create a series of circular stone features.

The two-tonne Chafik designed chandelier is made up of 1,001 baccarat crystals which hang down in individually lit baubles creating a full moon effect with the Baccarat signature of a single red bauble.

Food & Beverage

Substantial reworking of the internal layout of the ground floor has created a network of entertaining spaces for leisure and business with two distinctive bars, the grand Northall restaurant and the exclusive Massimo restaurant.

Exquisite marble, perfectly formed woodwork and rich cowhide leather flows throughout the open areas.

Reconstructing the historic Ballroom from the Metropole Hotel has enabled the recreation of many of the original features lost when the property was converted in to office space. This has been achieved by creating complex coffered ceilings in fibrous plaster and decorated in extensive gold leaf sheets.



Dorsett Shepherd's Bush Dorsett

The Dorsett Shepherd's Bush is a complex and sensitive restoration of the iconic Shepherd's Bush Pavilion, which included partial demolition of the existing cinema building, to provide a contemporary 317 bed 4-star hotel.

The hotel, which held its soft opening in 2014, is set within the Grade II listed Pavilion building, formerly a cinema built in 1923.

The original cinema won the RIBA London Street Architecture Award for the best London façade in 1923 when Sir Edwin Lutyens was on the panel of judges.

The cinema was designed by Frank T. Verity for Israel Davis. Its distinctive brick and stone frontage onto Shepherd's Bush Green was one of the prominent features.

We retained the original award-winning brick façade with minor alterations to ensure natural light within the hotel rooms behind, including a new glazed roof which follows the curved profile of the original.

Delivered in just two years, the new hotel offers 317 luxurious Chinese-inspired bedrooms, an executive lounge and two restaurants, as well as a spa and meeting rooms.

Project Details

Rooms:	317	Amenity:	2 restaurants & bars
Value:	£24million		Spa & Meeting Rooms
Completion:	2014		



Novotel Hotels

Novotel is an upscale hotel brand within the AccorHotels group, with hotels in 60 countries, typically found in the centre of key cities and usually aimed at the business market.

We delivered the brand's first four-star hotel in London, at Paddington, in a brand new 206-bed hotel. Constructed over 14 floors the building includes upper levels cantilevered towards the Paddington main railway line as well as a swimming pool suspended over a service road to the rear of the hotel.

We have also delivered Novotel hotels in Greenwich and Edinburgh.

The Novotel Greenwich is located on a similarly challenging site, next to the Docklands Light Railway and mainline train station, the hotel includes 151 beds set over five-storeys with conference suites, bars, restaurants, leisure facilities and below ground car parking.

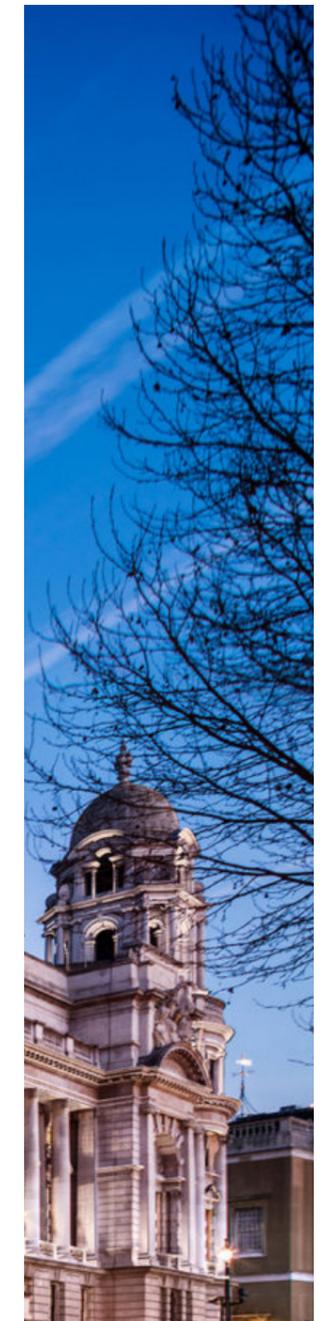
The Novotel Edinburgh comprised a 181 bedroom Novotel hotel in a single building with 7 upper storeys and one basement level, at Lauriston Place in Edinburgh.

Project Details

Rooms:	538	Locations:	Paddington; Greenwich; Edinburgh
Value:	£50million		
Completion:	2012		



Pictured: Old War Office (Westminster Residences Ltd)



08 | Selected Current Projects



Old War Office Westminster Residences Ltd

Located in the heart of Whitehall, the Grade II* listed former government building, which has housed secretaries of state Lord Kitchener, T.E. Lawrence and John Profuma as well as Winston Churchill during World War II will be transformed into a five-star 125 key luxury hotel and 85 super-prime apartments.

The existing 580,000 sqft building will be largely retained and partly adapted to offer Hotel and Residential elements with the introduction of a new double-height basement and rooftop extension (strategically modelled to address key viewpoint restrictions), alongside restaurants, boutique shops, bars, a spa, a gym and pool.

As part of the work, the building is being doubled in height, from 7 to 14-storeys. A four storey basement extension will provide a total of six below ground levels, while a three storey roof extension provides additional internal area.

An internal quadrangle courtyard accessed from Horse Guards Avenue will offer an exclusive arrival experience along with alfresco dining.



Hornsey Town Hall FEC

Considered by many to be one of London's most iconic Art Deco buildings, the Grade II* listed 1930s Hornsey Town Hall in Crouch End is undergoing a sensitive restoration as part of a major mixed-use regeneration of the north London landmark.

The restoration work will revive the community spirit of the Town Hall, which was originally built in 1935, by turning the building into a range of community spaces.

The new building will incorporate a new arts centre providing first class performance arts, co-working and flexible workspaces, restaurants, cafés and versatile event spaces.

A new hotel and rooftop bar, operated by Dorsett Hospitality International, will also be situated within the original Town Hall building. Spread across four floors, the hotel will include a mix of rooms and suites, many of the rooms such as the old Borough Treasurer's room, include original ironmongery and timber panelling that stretches from floor to ceiling. These unique features are cleaned, retained and paired with modern pendant lighting and terrazzo-inspired worktops, giving each room a mix of period and contemporary fittings.

The grounds of the Town Hall will also house a collection of 135 new homes, spread across two newly built blocks, a mews building and a carefully restored Broadway annex.



Queens Square R&F Properties

The first phase of R&F Properties' significant regeneration of Queen's Square, Croydon, sitting immediately opposite the Town Hall and Queen's Gardens on Katharine Street.

The masterplan includes the redevelopment of the Nestle Tower, St George's Walk, the Grade II listed Segas House and various buildings, mostly from the 1960s, made up of shops on the ground floor and offices above.

The first phase of the project includes the conversion and extension of two existing office buildings, including the iconic 25-storey Nestle Tower, into a series of residential blocks of up to 28-storeys, providing 288 new homes.

In order to successfully deliver the scheme, we have developed a complex plan to deliver the new homes whilst maintaining the existing public access beneath the building to the neighbouring St George's Walk shopping arcade.



Southwark Fire Station Goldman Sachs International / Urbanwise

The redevelopment of Southwark Fire Station is a major mixed-use development, branded as Brigade Court. Brigade Court is the first development in the new joint venture vehicle between Goldman Sachs International and Urbanwise Developments.

The plans include a comprehensive refurbishment of the Grade II listed former fire station, Headquarters, museum and training facility originally built in 1777, alongside the development of a 10-storey residential building to create 199 new apartments, commercial space and a new school to house 1,150 students.

A new 10,700 sqm secondary school with a sixth form, designed by Peter Taylor Associates, sensitively blends tradition with the cutting-edge expertise, incorporating space within the existing fire station as well as a new building that is being constructed using pre-fabricated off-site modular technology.

On the adjacent Grotto site, Ardmore is also delivering a 15,600 sqft sports centre with a multi-use games area and outdoor artificial pitch for use by both the school and local community.



Battersea Power Station BPSDC / Peabody

Designed by award-winning architects Patel Taylor, Battersea Power Station, Phase 4a, is the latest phase of the landmark regeneration programme of the iconic Wandsworth landmark.

The £120 million project will provide 386 new homes for shared ownership and affordable rent. The development will also include a new 17,000 sqft NHS medical centre and 12,000 sqft of flexible workspaces for local entrepreneurs.

Taking inspiration from London's classic redbrick mansion blocks, the scheme consists of seven blocks of up to 18-storeys in height, arranged around a garden square that sits at the heart of the site.



Greenwich Design District Knight Dragon

The 230,000 sqft commercial centrepiece of the Knight Dragon's regeneration of the Greenwich Peninsula masterplan is the Design District, a cluster of 16 artistically inspired buildings designed by a collection of eight separate 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.



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.



Wales Farm Road Imperial College

The re-development at the site of the former Perfume Factory in North Acton, marks a significant milestone in Imperial College's investment into Ealing. Providing a state of the art halls of residence with over 600 student rooms and 85 PRS units within a series of buildings rising to 31-storeys.

The scheme will provide student accommodation, residential suites for the rental market and mixed-use commercial areas. The design approach focuses on addressing the needs of overseas students, and attempts to create a home away from home, making the space as comfortable as possible, and a joy to spend time in.

Flexibility and functionality was key to the common areas, with spaces designed to bring the student community together for various events held by the college.

The student accommodation comprises 603 rooms and 736 beds, arranged in cluster units, twin units, studios, warden units and sub warden units. The student accommodation sits in two blocks including the 96m brick-clad centrepiece tower, creating an iconic identity for the site. The development also includes 85 residential units, developed as Private Rented Sector accommodation available to key workers from Imperial College.



Gantry EBAM

A major piece of the Stratford City Masterplan, the Gantry hotel comprises a 285 bedroom hotel over 18-storeys by Hilton Curio and a 136 room longstay hotel over 17-storeys by Adagio.

Externally the building is enclosed with a feature curtain wall system with striking two-storey 'fins' rising up the cladding.

The lower levels will be occupied by new bars and restaurants with a new sky-bar on the 18th floor.

The Gantry builds on our significant history at Stratford City. We were the first tier-one contractor appointed to the Athletes Village for London 2012, where we delivered almost 1800 beds for the Olympic Games, before converting them into 300 residential units as part of the legacy project.



Commercial Road Reef Estates

Commercial Road is a 21-storey apart hotel in Aldgate, East London, consisting of 178 serviced apartments, operated by Portland Brown.

Located on a red-route and major arterial road into London, the site has a two-storey basement that covers the entire site footprint. To successfully deliver the 21-storey building, our project team had to devise an ingenious solution that allowed the traditional masonry facade to be built without an external scaffold.

An innovative climbing shroud is being used for just the second time in the UK to provide external facade access to install windows and brickwork up to the 21st storey. As the shroud is lifted it reveals a completed envelope, with fit-out ready to start in the apartments behind.

The shroud leaves little room for error, as each envelope trade must be completed before the shroud is lifted. To mitigate against supply chain failure we pre-purchased the facade materials, storing them in their own off-site facilities ready for just-in-time delivery to the site.

Ardmore's problem-solving approach has yielded significant programme benefits by removing the requirement to strike scaffolding once the envelope has finished, a process that can take up to 21 weeks.