



Ashfield Group is a  
Yorkshire based leader in delivering  
best value construction services

Understanding the customers' needs, we have achieved success by developing excellent relationships throughout the construction process. Our culture is one that establishes lasting relationships with our customers by exceeding their expectations and building trust through exceptional performance by each member of our team.

Ashfield Group has established a reputation for delivering high quality **on- time** and **to-budget** by providing **intelligent building solutions** and **attention to detail**. With our own workforce and with a keen eye on our balance sheet, almost every aspect of the construction process can be undertaken within our professional multi-disciplinary team and/or associated consultants.

Business

Commercial

Health & Education

Industrial

Retail & Leisure

Residential

# Our Vision And Values

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Our vision is to be a leading regional contractor recognised for our customer focused approach to deliver safe, sustainable, and quality construction projects, in line with our social value commitments.

We have four core values that represent who we are as an organisation and what we set out to achieve within the industry.

## Collaborative

We talk honestly when it really matters and as a result develop lasting relationships.

## Restless

We continually improve by asking the right questions at the right time, listen and learn, then share the best practice across projects and find the most efficient way of working.

## Inclusive

We bring people together to work as one, collaborative and share the knowledge we all gain.

## Reliable

We deliver what we promise, on time and on budget.

# A Growing Company

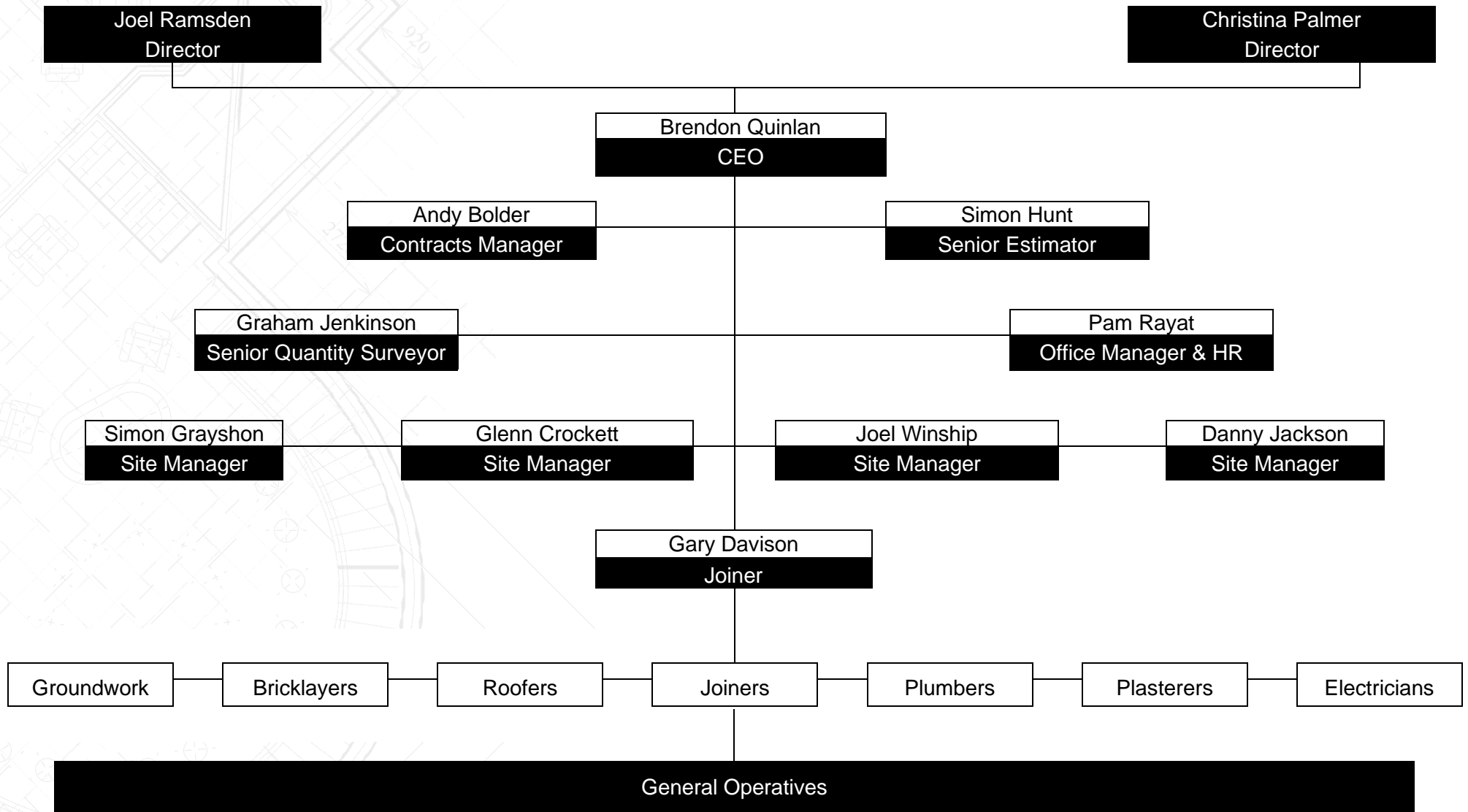
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- Enhanced business development, brand awareness and marketing strategies.
- Through the company's financial controller, we understand capital and cash flow requirements by implementation of key financial and strategic planning sessions.
- Improving ourselves and building upon our strengths by utilising '**The Ashfield Process Model**' of continuous learning and process technique.
- Maintaining our unparalleled Health, Safety & Wellbeing record, that we have developed and are also very proud of a robust internal management system that is working towards obtaining the accredited and internationally recognised standard of quality **BS EN ISO 9001 by the end of 2023.**
- Ashfield Group recognises its responsibilities to manage the Health, Safety & Environmental impacts of every facet of our works and to all that enter our job sites. We are currently working towards achieving **BS EN ISO 18001 & 45001** accreditation also and are on track to achieve this goal by end of 2023.
- Implementing an organic growth strategy to manage our resources efficiently.
- We created '**The Ashfield Group Academy**' to ensure our employees continued development and to work with local authorities, schools and education bodies to develop apprenticeships and intern programmes.



# Organisational Structure

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# Our Directors

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## Joel Ramsden Director

- Head of Business Development
- Pre-Construction
- Contract negotiations
- Marketing and brand awareness
- Financial Management and strategic planning
- Market and competitor analysis

## Christina Palmer Director

- Head of finance, payroll and pensions
- Business development
- Marketing
- Financial and strategic planning
- Market and competitor analysis
- Data Protection Officer

## Brendon Quinlan CEO

- Over 25 years in the construction industry experience
- Logistics and labour management
- Health & Safety
- CSCS Black card holder

## Andy Bolder

### Contracts Manager

- Over 23 years in the construction industry
- NVQ Level 7 in Senior Construction Management
- NVQ 3 Trowel Occupations
- Certificate III in brick/block laying
- CPCQ above and below 10 tonnes tracked excavator and lifting operations

## Graham Jenkinson

### Senior Quantity Surveyor

- Over 35 years extensive experience in construction industry
- ONC/HNC in Building Studies in the Built Environment
- Wide experience of managing construction projects at board level
- Strong commercial awareness
- Excellent negotiation skills

## Simon Hunt

### Senior Estimator

- Over 40 years in the construction industry
- HNC Building Quantity Surveying
- ONC Building Quantity Surveying
- BA Hons Business Management 2004

## Pam Rayat

### Office Manager

- Over 20 years' experience in office management, HR, and finance
- Level 5 Certificate in CIPD HRM
- NEBOSH General certificate level 3
- IOSH Accredited
- 15 years in the construction industry

# Our Site Management Team

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## Simon Grayshon

- CSCS Black card holder
- CIOB Certificate in Site Management
- SMSTS - Site Managers Safety Training Scheme
- Over 20 years in the construction industry

## Danny Jackson

- Diploma in Security and Risk Management level 5
- NEBOSH National General Certificate 1
- SMSTS - Site Managers Safety Training Scheme

## Joel Winship

- Over 20 years in the construction industry
- Building diploma
- NEBOSH in Construction Health & Safety
- Over 10 years site management experience

## Glenn Crocket

- Over 22 years site management experience
- City & Guilds carpenter and joiner craft advanced certificate
- CSCS Carpentry and Joinery
- Strong H&S knowledge

# Who We Work With

Our reputation has ensured that we are successful in securing work from repeat business and recommendations.

We have many long-standing clients such as:

- Developers
- Architectural Practices
- Project Managers
- Structural Engineers
- Interior Designers

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STURMAN & CO



FURNISH & FETTLER



HALLIDAY CLARK  
ARCHITECTS



richard eves ARCHITECTS

NB:A



# Changing Lives Together

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## Hope House & Hope Foundry

Refurbishment and remodelling of first and second floors of the Grade II listed Hope House and Hope Foundry will provide usable office and workspaces for up to 30 small businesses.

**It is funded by the European Regional Development Fund, Leeds City Council and Music and Arts Production Leeds (MAP Charity).**

**Delivered by the Ashfield Group**



**Foundry in Leeds City Centre into a thriving place of education, creativity and enterprise on behalf of Music and Arts Production Leeds (MAP Charity).**

The beautiful Grade II listed building in Mabgate, Leeds has a rich heritage dating back to 1812 where it has a longstanding history of making, creating and inventing as part of the proud industrial heritage of Leeds.

For the past 10 years it has been home to MAP Charity's alternative education programme. MAPs driving plan is to create a single site with multiple uses that directly feeds back into the common goal of advancement of future generations, particularly those with less opportunities to pursue creative paths. Through this support the buildings legacy will continue, Ashfield will be delivering a newly renovated building containing welfare facilities, kitchens, studios, co-working, event and gallery areas together with retail spaces and a new DDA compliant lift.

MAP Charity work with young people who can't access the mainstream education system by offering BTEC qualifications in the Creative Media and Art & Design, alongside Maths and English, to 11–16-year-olds. Their education provision is positioned alongside the charity's work with businesses and creative partners, from

screen printing firms to musicians. MAP Charity offers space and support, and in return they provide their students with teaching sessions, tangible examples and the opportunity to apply the skills they have learned in real working environments.

*"MAP Charity are looking to provide a replicable model resolving the tension between regeneration and the support, retention and preservation of the existing strengths of an area and the community within it. This is an important project for our city, and ever more relevant in the light of the cultural aspirations of Leeds."*

**Tom Riordan, Chief Executive, Leeds City Council**

With support from the public, Leeds City Council and the European Regional Development Fund, MAP Charity has successfully raised circa £1.5m to fund the project.

The project will transform Hope Foundry into a fit for purpose new facility, a space where everyone can access the creative arts. The project will include works across the first and second floors, bringing vacant and under-utilised space back into use and delivering a positive and collaborative environment, consisting of a mixture of workspaces with access to communal kitchens and breakout spaces for creatives and SME's to rent at market rates.

Accessibility requirements were also a key factor in the design, the new space has been designed to consider the diverse and unique needs of all those that will use the space, regardless of age or ability. What MAP Charity will receive is an environment designed to be inclusive, promote safety and help everyone enjoy the building.

*"Ashfield are very proud to have been awarded such a significant project as Hope Foundry. We have a skilled and dedicated team who understand the intricacies of working on listed buildings, which is one of the reasons why we were chosen for this project. Having both the experience of working on listed buildings and in Leeds City Centre, were crucial requirements for the client. Speaking for everybody that works for and with Ashfield, we feel honoured to be working with such a worthy charity and can't wait to deliver this exciting project on their behalf."*

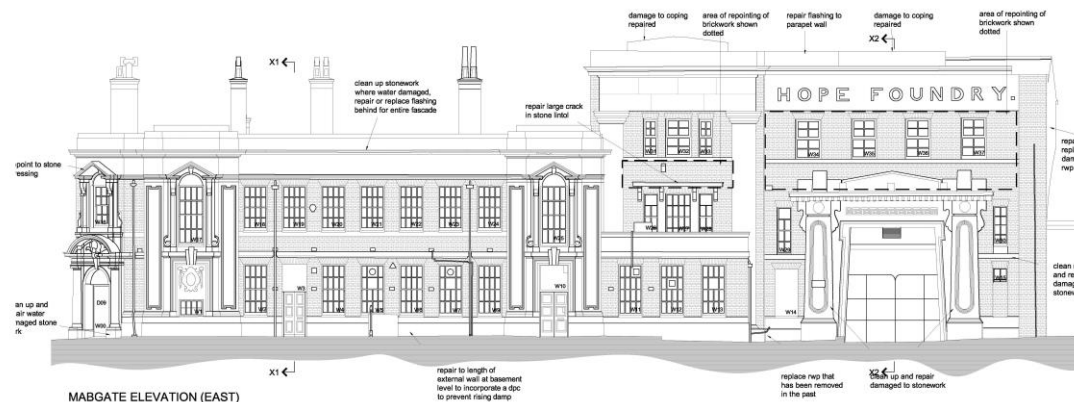
**Joel Ramsden, Director, Ashfield Group**

The tight 22-week programme will achieve a high BREEAM rating in accordance with the European Regional Investments Funds requirements Martin Walsh Architectural (MWA) who designed the project will act as Principal Designer under the CDM Regulations 2015, with Ashfield Group in charge of delivery as the Principal Building Contractor.

*"This is a significant project for the team at MWA, which draws upon our experience and expertise in conservation. It is about protecting assets, but in a way that also supports our client's aims. As a charity, this will create an income by producing new workspaces that secure their long-term future and their service users."*

**Matt Morgan, Architectural Technologist, Martin Walsh Architectural**

Explore The MAP Charity's vision here - <https://www.yumpu.com/en/document/read/60029552/elements-of-hope-foundry>



MABGATE ELEVATION (EAST)

# Modern Inner City Living - Leeds

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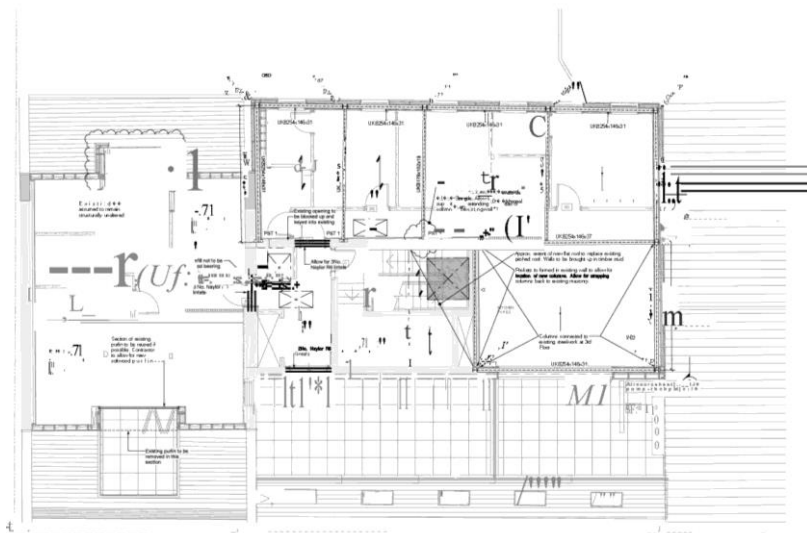
**Ashfield Group are pleased to announce that we have been chosen as the preferred contractor to convert Devonshire House, Leeds into 19 luxury apartments on behalf of a prominent and long-established Leeds based development company.**

The beautiful Grade II listed building on York Place is prominently situated right in the heart of the Leeds growing business district and will afford the area with much needed inner city modern living.

The scheme includes for the design, construction, and conversion of listed offices to form 18 luxury apartments and a fourth-floor extension to form one luxury roof top apartment. Also, the basement and ground floor are being converted into a commercial shell.

The building has some key listed elements within its internal and external fabrics that will need close attention as the new apartments are formed. Working with the projects architects and engineers, technical engineering solutions have been developed that will enable the construct of a fourth floor extension.

Scheduled for handover in early January 2023, Devonshire House will become a vibrant residential building boasting beautifully appointed 1, 2 and 3-bedroom apartments, together with a communal gymnasium and basement storage for residents.



# Picked Again

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**Ashfield Group are once again picked to deliver two high quality detached new build homes in Cowthorpe, just outside Wetherby.**

We are delighted to announce that Ashfield Group has been chosen as the preferred contractor to deliver two exclusively designed and detached homes in Cowthorpe.

Ashfield were engaged post planning stage to assist on a consulting basis to take the projects from planning through to construction level design, contract and onto site.

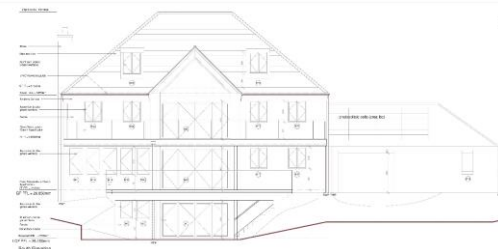
Through our growing network of construction professionals, Ashfield were able to refer a funding expert that successfully sourced the construction finance on behalf of the Employer.

Consulting with the Employer we were able to understand his brief and guide him down a design path that would maximise the project brief against his budget. We started with budget costing the planning consented development, then we assembled a designed team that consisted of AMS Planning, Architecture and Development Consultants, Topping Engineers and Glenrate Ltd who is representing the client as Employer Agent.

Working with the design team and using value engineering techniques that we have learned over many successfully delivered projects, we were able to negotiate a contract with the Employer in line with his very specific requirements, to budget and that has resulted in a very high spec and bespoke designed development.

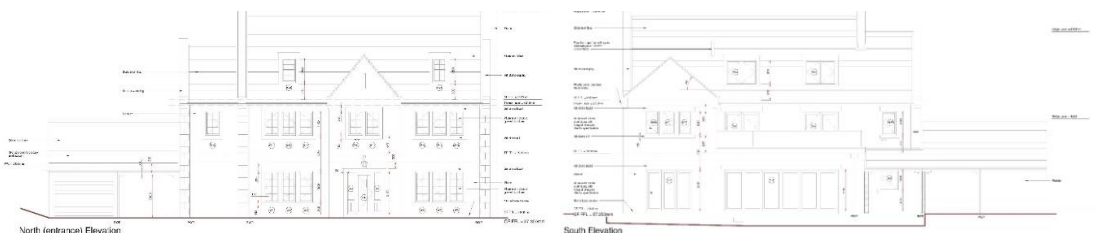
AMS Planning's design for the properties will see them constructed of natural course stone, natural slate roof tiles and feature a range of items designed to enhance the properties green credentials including mechanical ventilation heat recovery systems, ground and air source heat pumps and customised aluminium windows.

Both houses will incorporate beautifully appointed contemporary bathrooms and bespoke kitchens featuring a full range of superior worktops, units and fittings. Plot 2 will also boast a bespoke basement that leads out to the rear garden and includes for a snooker room, gym and cinema. Both plots look out over beautiful pastureland.



The houses are situated in Cowthorpe, a village located in the Harrogate district of North Yorkshire. Cowthorpe was the home of an enormous tree, The Cowthorpe Oak with a circumference of 60 feet. Unfortunately, by the early 19<sup>th</sup> century the tree was decaying and died, however Cowthorpe will now have a new fixture to be proud of, two beautiful new stone houses.

Due for completion in late 2022.



# Exclusive Townhouse New Build

**ASHFIELD**  
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## HALLIDAY CLARK ARCHITECTS

Both houses will incorporate beautifully appointed contemporary bathrooms and bespoke kitchens featuring a full range of superior fittings, units and fixtures. One of the properties will also boast a fully sound proofed music room.

Situated in Ben Rhydding, a village located on the north-facing side of the valley just below the Cow and Calf rocks and above the River Wharfe, the site is perfectly positioned to take advantage of the stunning scenery of the Yorkshire Dales.

Ashfield Group were picked as the preferred contractor after undertaking a competitive tender. Working with the clients' design team post tender to value engineer the project, has resulted in a specification and program in line with the clients' budget and expectations.

Ashfield Group Director, Joel Ramsden, said:

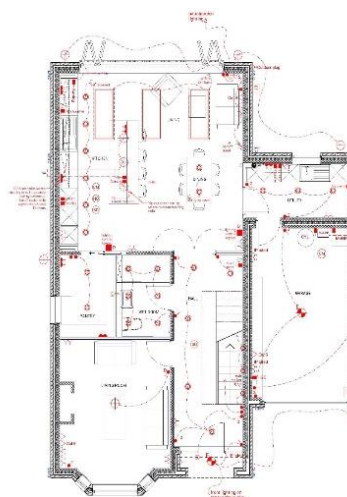
"We understand how important a clients' budget is, their brief and their expectations. This is why we have a strong commercially minded team that understands current market prices and building methodologies. Our team were able to assist the clients' professional consultancy team in making this a reality. We are excited to be part of this project and to be able to deliver these beautiful homes. We look forward to seeing the finished homes early in 2022."

**Ashfield once again are picked to deliver two exclusive new build town houses in Ilkley, West Yorkshire.**

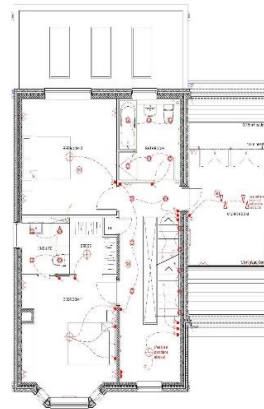
We are delighted to announce that Ashfield Group has been chosen as the preferred contractor to deliver two exclusive town houses right in the heart of Ilkley.

Ashfield will be working with Halliday Clark Architects, an award-winning RIBA Chartered Architectural practice based in Ilkley, who are focused on delivering high quality architecturally designed projects in the residential, education and commercial sectors.

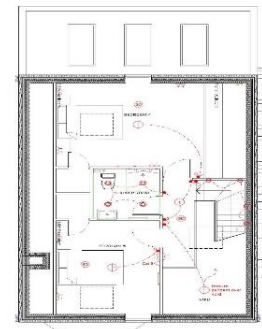
Halliday Clarks' design for the properties will see them constructed of natural course stone, natural slate roof tiles and feature Mechanical Ventilation Heat Recovery systems and soft wood sash windows.



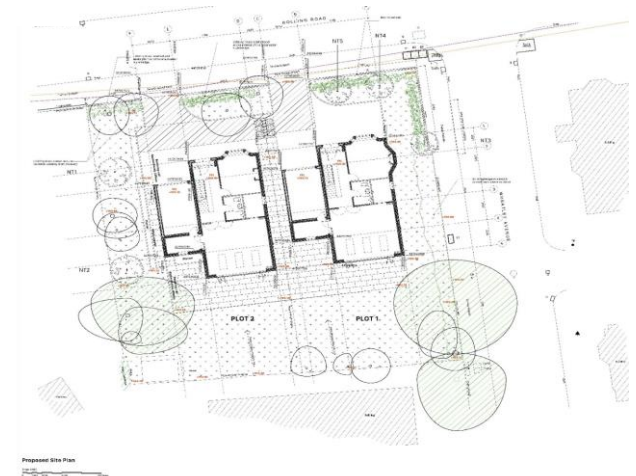
PROPOSED LEVEL 00 GA FLOOR PLAN - PLOT 1



PROPOSED LEVEL 00 GA FLOOR PLAN - PLOT 2



PROPOSED LEVEL 00 GA FLOOR PLAN - PLOT 3



Proposed Site Plan

# Artisan Country House Renovation Project

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**Ashfield Group are pleased to announce that we have been chosen as preferred contractor to re-model Fountains House, into a sensitively modernised state of the art new home.**

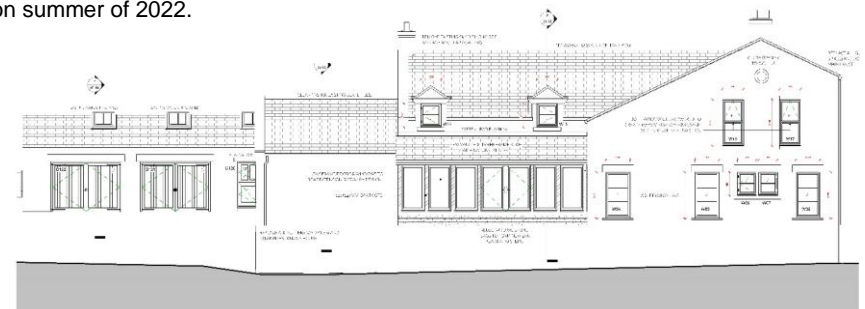
Located in the Nidderdale area of outstanding natural beauty, Fountains House is a stone-built family home dating from the 19<sup>th</sup> century and is set in an idyllic and quintessentially Yorkshire setting.

Ashfield were retained early into the project, shortly after planning consent was granted. The client's brief was to open up the house internally for a more contemporary lifestyle whilst bringing in the breathtaking views surrounding the property. Working with the client's Harrogate based award winning architectural and interior design consultants, HG2 Architects and Stylesmith Interiors respectively, Ashfield were able to assist in design development and value engineering that resulted in a client brief that aligned with the budget. This type of costing methodology is becoming more and more common to Ashfield, not least due to the vast building and engineering knowledge of our commercial and operations team.

Exposed stonewalls and vaulted ceilings are to be juxtaposed against a completely new floor plan across both levels. The new kitchen area will take advantage of the beautiful vistas as far as the eye can see.

High quality new bathrooms, bedrooms, living and dining areas will complement this tastefully interior design lead brief.

Due for completion summer of 2022.



# Passive House

**ASHFIELD**  
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## Ashfield Appointed to Deliver a Truly Bespoke and Architecturally Designed Passivhaus Standard Detached House.

We are currently on site with a 3-bedroom new-build Passivhaus standard home which is located a stone's throw from the World Heritage site Saltaire Village. The house has been uniquely designed by LEDA Architects in Leeds and has an upside-down design with a large open plan kitchen, living and dining room on the upper floor and all bedrooms on the lower floor. The build also includes a detached garage and office/studio right next door.

We were awarded the job due to our considerable experience of building Passivhaus and our attention to detail.

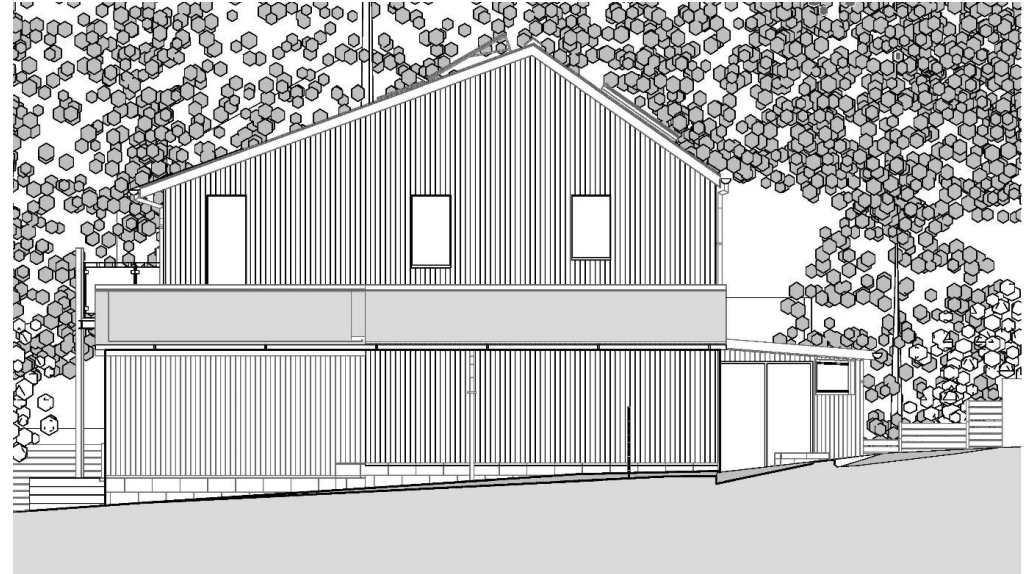
We have since contributed to re-designing the timber frame system to reduce costs and optimise installation. On this project we pioneered the use of our talented in-house Estimator, QS and Project Managers and then shared our value engineering solutions with the architect and engineers, resulting in a specification in line with the clients desired budget.

We place a huge focus on reducing risk for our clients whose builds are often extremely technically challenging and with many bespoke items.

On this project we are implementing several processes which we have designed ourselves to provide smooth communication between Ashfield, the architect, structural engineer and our dedicated supply chain members.

This has many benefits, it reduces time on site, it ensures high value items such as windows are ordered correctly and fit the first time and it makes it easier to convey to our builders and sub-contractors on site how to construct complex items properly.

We invite you to get in touch if you too have plans to build a Passivhaus designed new home.



# Labour Of Love Project Transformation

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Difficult renovation projects are often described as a labour of love, but Ashfield see them more as a labour of pride. For us, it's about professional satisfaction in a job well done and our ability to rise to the challenge of the most complex brief.

A perfect example of this is Ashburn House, Ilkley where Ashfield were Main Contractor overseeing a comprehensive re-modelling and refurbishment of an elegant Victorian building to create a beautiful range of eight contemporary luxury apartments on behalf of SRL Developments Ltd.

With a GDV of £3.2m and designed by nj-ARCHITECTS, the development concept at Ashburn House presented technical demands that would have made many other contractors wake up in a cold sweat.

To describe the building as having had a facelift would be something of an understatement. It is more accurate to describe it as a face-shift, with the existing entrance porch deconstructed and reconstructed to the north-facing elevation, creating more space at the access point of the site. Similar actions were taken with some of the original windows, moving them from the west elevation to the north elevation to enable residents to maximise the location's best views, gazing down the valley towards Ilkley town centre.

The porch represented a particularly intricate task. Having dismantled it stone-by-stone, the individual pieces were set aside ready to rebuild at a later stage of the development, looking something like a discovery raised from an archaeological dig! The structure was soon painstakingly restored to its former glory, rebuilding it to its exact original formation.



Keeping the historic character was a key objective of the project brief at Ashburn House. Other features were retained and restored including doorways, stair balustrades and fire surrounds.

A particular aspect of the brief was the incorporation of modern design, specification, and performance to meet the standards set out by the latest Building Regulations. The blend of contemporary and character was encapsulated in the top-floor apartments, where original pointed arch windows were featured alongside newly installed Velux windows, generously sized to bathe the interiors in natural light.

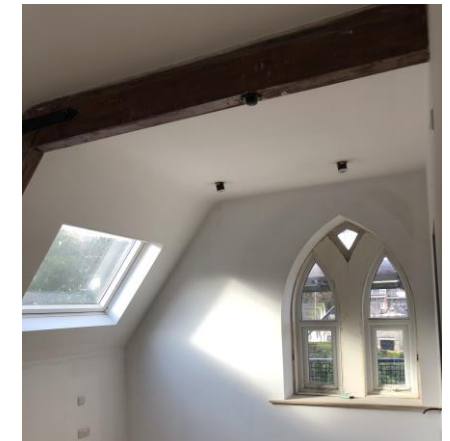
The interior work included the construction of internal wall structures and demarcating the spacious open-plan layouts of the apartments. The properties were configured to provide functional versatility and easy-to-manage living. All fitted with insulation boards, the first of various features which helped to maximise energy efficiency. Suspended ceilings were also constructed to meet the acoustic requirements of apartment living.

A later phase in the project substantially increased the size of the property with a multi-storey extension to one elevation which Ashfield built in a style that replicated the overall aesthetic of the Victorian design.

Ashfield also extended the space vertically with an additional floor to another section of the building. The roofing structure was also remodelled in keeping with the new shape of the property and was treated to a sensitive refurbishment and upgrade which retained the original architectural style Ashburn House.

Ashburn House was a formidable journey to navigate, but the end destination promised to be something genuinely special: bespoke apartments providing a stunning combination of authentic period charm and luxurious contemporary living, set within secluded grounds in one of Ilkley's premier residential locations.

The completion of Ashburn House helps to reinforce a view that Ashfield have held for many years: the greater the challenge, the greater the sense of achievement when the rewards come to fruition.



# Teaming Up With Renowned Yorkshire Company

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Ashfield teamed up with another renowned Yorkshire development company from Saltaire, West Yorkshire - Robinson Developments Limited, as Main Contractor for a prestigious residential project.

Roxholme Court, with a GDV of £2.5m, is a new build development comprising of five spacious family homes in Chapel Allerton, Leeds.

Saltaire-based architects, Riverside Design Studio, designed a mixture of detached and semi-detached styles offering a choice of three- and four-bedroom living.

The properties incorporated beautifully appointed contemporary bathrooms with heated towel rails and kitchens featuring a full range of superior worktops, units and fittings, including NEFF appliances.

Ashfield's team maintained their exceptionally high standards in applying the finishing touches. Each home included high quality floorcoverings throughout and stylish features, such as vintage-style column radiators which combined classic looks with modern energy efficiency.

Prior to the construction of the properties, Ashfield carried out the demolition of an existing detached dwelling, part demolition of a boundary retaining wall, site clearance, landscaping, installation of a new drainage system, excavations and construction of an access road and new retaining walls.

During site preparation a major obstruction was discovered; a layer of solid rock was revealed within the land below Plot 3, making traditional foundation work impossible. It was a problem with no easy answer and the phrase 'caught between a rock and a hard place' seemed grimly appropriate!

However, Ashfield reacted quickly and developed a solution which allowed the necessary foundation work to be completed.

The homes provided sophisticated contemporary living in-keeping with their location, a suburb often referred to as the 'Notting Hill of the North.'

Roxholme Court is an attractive prospect for Leeds homebuyers and it came as no surprise to see that the development had sold out before the units were handed over.

Ashfield can certainly add this prestigious development to the long list of projects which have been successfully completed on time and within budget. It is also a prime example of Ashfield's rock-solid reliability.



"Ashfield were delighted to oversee the construction of Roxholme Court on behalf of Robinson Developments, a company which has been involved in many award-winning projects over the years. They operate across the North of England, and have a consistent track record of success since their formation in 1997.

Robinson Developments have a talent for identifying land with potential for residential and commercial development - they have certainly demonstrated this with the choice of site for Roxholme Court and it is a very attractive prospect for Leeds homebuyers. Robinson Developments chose Ashfield to oversee every aspect of the site preparation, groundworks, access and construction - our full development capabilities represent a significant competitive advantage for projects of this nature."

**Joel Ramsden,**  
**Ashfield Group, Director**

# A Synthesis Of Space

**ASHFIELD**  
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**Ashfield Group has completed an exciting renovation to this property creating an exceptional modern living space and kitchen in the attractive suburb of Barkisland, Halifax.**

This impressive scheme combines striking modern aesthetics with the latest energy efficient technology and materials. It is often the case that when Ashfield are chosen to carry out an extension project the word 'extension' doesn't do justice to its creative ambition. Most of our design briefs involve more than a simple increase in square footage – their objective is to enhance every attribute, from versatility and efficiency to aesthetics and flow of space.

A prime example of this is a residential scheme in Barkisland, where an orangery was demolished and replaced with a new single-storey configuration which was seamlessly integrated with the existing interior. On completion, the property's ground floor was more than double in size and multiplied in function. Ashfield incorporated a nod to the past by retaining the stone from the orangery and re-using it in the new construction.

PARKdesigned Architects have explored every aspect of contemporary living with an all-embracing concept produced in close consultation with the client.

The kitchen is the heart and soul of most homes and this room was to be the focal point of the extended space with a stunning open-plan design combining expansive worktops, full-height storage units and a substantial island/breakfast bar.

A range of high-end appliances reflected an investment in the latest technology. The kitchen also makes efficient use of timeless natural resources – most notably an abundance of sunlight harnessed through two exceptionally large skylights and triple track bi-folding doors. Two other skylights also serve the same purpose in the adjoining lounge space, which includes a new fireplace which was installed in place of a window removed from one of the building's existing walls.

The opposite side of the extension includes a walk-in pantry and a boot room, which is large enough to be a single bedroom! It includes an integral bench with built-in storage and provides access to a new utility room leading through to the existing double garage.

To complement the extension, the existing ground floor space was modified and upgraded to comprise entrance porch, cloakroom, lounge, central hall and games room. It all forms part of a wider purpose which characterises many of the extension projects Ashfield undertakes: a synthesis of old and new which suggests that the two have always existed as a whole. Our Barkisland project is as much a fusion as it is an extension. All of the teams and stakeholders involved in the project agree with Ashfield's assessment of the finished article.

The client, Ms Harrison offered glowing praise for Ashfield's ability to deliver a combination of desirable living space and outstanding levels of building performance, so much so that phase 2 of the project for the external landscaping works was granted to Ashfield also.



Ashfield Director, Joel Ramsden, commented on the scheme:

"This is the kind of project which really inspires you as a construction professional. Ashfield work with many of the region's most creative minds in architecture – PARKdesigned Architects certainly fall into that category and we were delighted to be teaming up with them."

"Many thanks to Ashfield for crafting our sustainable, low energy, forever home. As novice developers, we began with considerable trepidation and probably fell foul of every pitfall going, but Krystian and his Ashfield team were always on hand to help us through and find the best solutions to the inevitable challenges. An air tightness result of under 3m<sup>3</sup>/hr/m<sup>2</sup>, is testament to Ashfield's care and attention to detail during construction. The end result is a lovely home, with energy rating A, and delivered under budget."

**Ms Harrison**

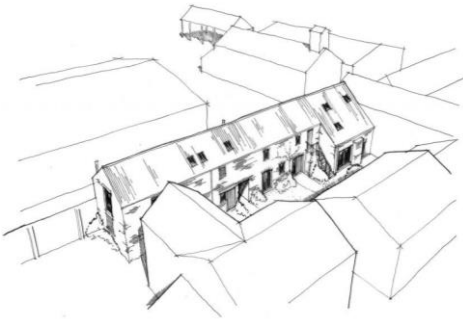
"Ashfield has completed phase 2 of an exciting renovation to this property creating exceptional landscaping and an external seating area in the attractive suburb of Barkisland, Halifax. Working with just ideas the client had for how the external of the property should look, the Ashfield team set about excavating the lower garden to fall level with the property, this was filled out with hardcore, topped with membranes and finished with Indian stone tiling which followed up the steps into the lawned area. Planters and walls were built using twice weathered copings to match the exterior of the house.

The client, Ms Harrison offered glowing praise for Ashfield's ability to deliver a combination of desirable living space and outstanding levels of building performance."

PARKdesigned Architects

# A Conservation Area Barn Conversion

**ASHFIELD**  
GROUP



The project features airtight construction, which requires an identified air barrier (or airtightness line) that is continuous and joined-up to form a complete loop. Ashfield's airtight construction includes new insulation which significantly improves the thermal performance of the existing fabric whilst preventing heat loss caused by air leakage. It also includes the latest heat recovery system, making the design highly sustainable.

Comprising an area of land some 0.35ha in size, the site includes a variety of farm buildings and sheds. The brief required a range of highly regarded specialists to breathe new life into these neglected spaces.

Wildblood Macdonald designed an exceptional scheme of high-specification properties. Ashfield were chosen as part of a development team, which also included Harrogate-based structural engineers CAS Engineering, and Gainsborough-based mechanical Engineers, CJR Maintenance Solutions.



A barn conversion is one of the most coveted types of home in Britain yet can be notoriously hard to get right.

If you have ever stepped inside a newly completed barn conversion and marvelled at its blend of contemporary design and authentic rural character, you might not have appreciated the painstaking work required to make it happen.

Disused farm buildings are often in a deteriorated state, making their conversion notoriously difficult to get right. It is a complex art and certainly not a task for the faint-hearted. Ashfield's ability to meet the technical demands has made us a frequent choice to carry out barn conversions.

The latest example is a collection of brick-built barns in rural North Yorkshire which demonstrates how to make a success of this challenging specialism.

Ashfield are also experts in sustainable buildings and our build solution combines traditional aesthetics with the latest energy-efficient technology and materials.



An incredibly ambitious project to convert a timber and brick barn of monumental proportions created a dramatic transition from derelict agricultural site to contemporary and light-filled living spaces for a family.

The two refurbished properties offer a range of two-storey layouts and configurations characterised by the fluidity of the space. Substantial open-plan dining kitchens lead through to spacious living areas and the bedrooms also provide generous dimensions.

Despite being in a Conservation Area, large amounts of contemporary features have been added to bring new life into the interior of this barn. Local planners were keen to see the building converted to residential use to save it from ruin, allowing the chance to create unique homes within the historic stone shell.

This beautiful barn conversion could not be better suited to its stunning North Yorkshire Rural location. Careful attention has been paid to the original structure, to create a modern and refreshing space, which complements the original building and the essence of the barn has been maintained.



"Barn conversions offer enormous potential, but many contractors and developers are wary of taking them on as they require a very exacting skillset.

Ashfield are able to offer that skillset, backed by decades of experience in projects of this nature, so developments like this are always on our radar. It's the kind of challenge that excites our team."

**Joel Ramsden,**  
Ashfield Director

# Yorkshire Based Building Contractor Has Done It Again

**ASHFIELD**  
GROUP



**Leeds-based Ashfield successfully tackled one of its most challenging and creative projects to date. The group, which specialises in complex commercial and residential developments, worked alongside Niche Design Associates on a family residence project in Eldwick.**

The scheme required the demolition of half of a pair of semi-detached bungalows and its replacement with a two-storey family home.

Brendon Quinlan, CEO commented: "This was a complex structural and engineering plan which not many builders would have taken on, but we thrive on unusual, challenging and creative buildings and conversions, so we leapt at the opportunity to be involved."

The project has been completed ahead of its scheduled 26-week build plan and within its £300k budget.

"We are very impressed with Ashfield's workmanship and attention to detail. We are totally satisfied with every element of Ashfield's work and would score them 9 out of 10 across the board, including quality of product, quality of service, safety and ability to complete the project on time and within budget. We would not hesitate to recommend them."

**Geoff and Carol Mills**

# Ashfield Delivers Fully Controlled Environment

**ASHFIELD**  
GROUP



**Ashfield has completed an exciting new project to create an exceptional contemporary home in the attractive spa town of Ilkley.**

This impressive scheme combines striking modern aesthetics with the latest energy efficient technology and materials. In keeping with highly sustainable building objectives, the project includes a MVHR (Mechanical Ventilation with Heat Recovery) system which provides fresh filtered air into the building whilst retaining most of the energy that has already been used in heating it.

Ashfield have also incorporated eco-friendly features including photovoltaic panels and a proprietary green roof secured on powder coated aluminium facias and trims.

The property occupies one of Ilkley's most sought-after residential locations. The two-storey internal accommodation is highly specified throughout and includes a ground floor comprising open-plan dining kitchen, WC/cloakroom and bedroom. The first floor features a spacious lounge, house bathroom and master bedroom. The external elevations combine a range of finishes including natural stone, timber cladding and powder coated aluminium.

Ashfield Director, Joel Ramsden, said:

"Ashfield were delighted to collaborate with Sense of Space, an award-winning practice with renowned expertise in education, commercial and residential projects that complements our own expertise. The scheme at Cheltenham Avenue typifies the quality of their vision and the life-enhancing design which is at the core of their approach. We relished the task of bringing that design concept to fruition and the results are outstanding."

All of the teams and stakeholders involved in the project agree with Ashfield's assessment of the finished article. The clients, Nick and Pamela Pierce, offered glowing praise for Ashfield's ability to deliver a combination of desirable living space and outstanding levels of building performance.



"Many thanks to Ashfield for crafting our sustainable, low energy, forever home.

As novice developers, we began with considerable trepidation and probably fell foul of every pitfall going, but Krystian and his Ashfield team were always on hand to help us through and find the best solutions to the inevitable challenges.

An air tightness result of under 3m<sup>3</sup>/hr/m<sup>2</sup>, is testament to Ashfield's care and attention to detail during construction.

The end result is a lovely home, with energy rating A, delivered under budget!"

**Nick and Pamela Pierce**

# Air-Tight Construction Sets Environmental Standards

**ASHFIELD**  
GROUP



Led by forward thinking and environmentally responsible stakeholders, the construction industry is experiencing a continual shift towards ever higher standards of sustainability, and Ashfield Group is positioned at the forefront of this ongoing evolution.

Ashfield's expertise in sustainable building enables us to work on projects which exemplify the environmental performance standards which the wider sector should aspire to achieve. One such example can be found at Church Lane in Chapel Allerton, where a residential development was built and has received Silver Standard Certification from the **Association for Environmental Conscious Building (AECB)**.

Ashfield Group ensured that the property was built to the requirements of the design by **Leeds Environmental Design Association (LEDA)**.

This includes a complete thermal envelope with continuous air-tight and wind-tight layers and construction which eliminates thermal bridging to prevent the transfer of heat between the interior and exterior.

The air-tight design will significantly improve the moisture performance of walls and prevent heat loss caused by leaks as well as increasing comfort through the eliminations of cooling drafts.



"One of the key parameters of AECB Standard for our eco house project was to achieve a 1.5 ach-1 @50Pa air tightness result. Ashfield helped to deliver an excellent result which represents outstanding air tightness performance and very low emissions.

It was my dream to achieve a score of below 1, so to get to 0.84 ach-1 @50Pa is a great achievement. We also scored 0.95 m<sup>3</sup>/(m<sup>2</sup>.hr) @50Pa which is exceptionally good in relation to the standards set out in the Building Regulations. Congratulations to the team at Ashfield for finishing with a flourish."

**Jonathan Lindh**  
**LEDA Architects**

# Building A Sustainable Legacy With Modern Methods

**ASHFIELD**  
GROUP

**Ashfield have made a name as a forward-thinking organisation. We remain at the forefront of Modern Construction Methods, supporting and driving emerging innovations that deliver improvements in quality, efficiency, sustainability, and value.**

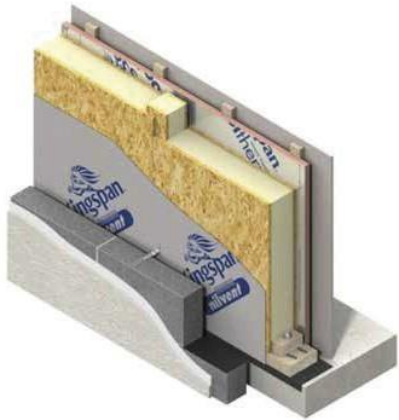
A case in point is our Kit of Parts (KoP) solution which applies a set of design and construction principles, standardization and rigorous discipline to enhance quality whilst delivering projects 30% more efficiently and 30% quicker.

It focuses on object-oriented building techniques with components that are pre-designed, pre-engineered and prefabricated for use on site.

## Standardised yet flexible

Component-based standardisation achieves significant efficiencies in design and construction, yet KoP is a flexible methodology which can respond to user requirements and site contexts, without compromising design quality. Unlike modular solutions, there are no set-up costs and you don't need to run a huge production line to gain added value.

The offsite fabrication brings additional benefits: it reduces waste, improves site health & safety and also reduces both embodied and transport energy. Ashfield have utilised KoP principles in a wide variety of settings for different clients and to different performance criteria. Most of our designs are individual, but they all share a common DNA formed through KoP.



An example of KoP methods

The contrast between KoP and traditional construction methods is exemplified by Ashfield's use of Structurally Insulated Panels (SIPs). SIPs comprise a thick layer of insulation sandwiched between two layers of OSB board, creating a composite structural element which can create walls, floors, ceilings and roofs.

SIPs are manufactured to a uniform, reliable standard through the exacting quality control of factory conditions. Completing the fabrication offsite means that a weatherproof building shell can be completed just a few days after the groundworks are ready to receive it. This is dramatically faster than the equivalent timeframe of traditional construction methods.



# Open Plan Living Unifies Space

**ASHFIELD**  
GROUP

**Open-plan living is all about unified space with shared elements - light, design aesthetics and function - coming together in one grand experience. The blurring of boundaries enables the flow of architectural expression and social interaction - creating a place where everyone can enjoy each other's undivided attention.**

Ashfield Group have established a specialist capability in the development of open-plan homes. We work with some of the region's most creative architects to produce contemporary space characterised by fluidity, versatility and minimal lines. We develop designs which are often anti-vernacular and shaped by multiple influences. They are aspirational, visionary and innovative in their use of materials. They utilise advances in technology and explore new ideas in architectural geometry.

These collaborations often produce stunning results, most recently at Mount Pleasant in Ilkley, where we have remodelled a stone-built detached property in Ilkley based on a scheme by Niche Design Architects. Ashfield have extended the side and rear elevations with an abundance of structural openings.

The term 'great room' is often used to signify a removal of the distinct walls and divisions between kitchen, living areas and family room. With true open plan living, form follows function but is not rigidly dictated by it. The space is flexible in its demarcation: open plan should be open to interpretation. This concept is beautifully illustrated by the 'great room' at Mount Pleasant, where the exceptionally large open-plan space welcomes an abundance of natural light through full-height glazing. The property's interior has also been opened up vertically with an atrium staircase providing a smooth transition between storeys and extensive glazing to allow further solar penetration. The minimalist aesthetic is reinforced with structural glass balustrade.

Mount Pleasant fuses contemporary design with natural and organic materials - another familiar characteristic of Ashfield's work with architects throughout the region. Luxuriant hardwood brings a richly detailed finish to the flooring whilst timber cladding works in harmony with the external appearance of the existing stonework.

Ashfield Director, Joel Ramsden commented on the completion of the project:

"Ashfield are proud of way we have realised Niche's vision and done full justice to their superlative design. We are equally proud of the way our team has risen to the technical challenge of this project.

The house was originally built into the hillside and extending the structure on this terrain involved difficult civil engineering works which would deter many other contractors and developers."

As always, the final word should go to the client - and we are delighted to relay another glowing report on the standard of our work and service:

"A massive thank you to Ashfield for transforming our home. The team, led by Krystian and Gary, were all lovely to work with and gave expert guidance along the way to make it not only beautiful but practical to live in. We ran into some issues along the way that could not have been predicted, and the team simply responded by helping with options and recommendations on how to move passed them. We would recommend Ashfield and all the build team to anyone embarking on a truly 'transformational' project such as ours."

**Marie, Ade and Erin**



# Phase One Of £360,000 Community Project Complete

**ASHFIELD**  
GROUP



**Transforming a disused pub into a vibrant community centre was the vision of OPAL, a charity that supports the over- 60s to live independently, safely and healthily in an area embracing six villages and districts north-west of Leeds. With specialist experience in the development of community facilities, Ashfield Projects was an ideal choice for the project.**

When the Welcome In opened its doors to the hundreds of people who are directly supported by OPAL, the charity's members and public discovered an environment and amenities that are designed to bring the wider community together, regardless of age. It is the result of a two-year search and fundraising campaign to secure permanent premises for OPAL. The pub building had to be completely gutted and the interior layout reorganised together with structural work to internal walls and a new roof. One of its striking architectural features is a new accessible glazed entrance.

The Ashfield team worked closely with architects LEDA, a Leeds practice specialising in the design of sustainable buildings.

At the heart of the project is the Community Cafe which seats 48 customers and includes disabled access and baby changing facilities. A drop-in advice centre, the charity's offices and initial space for hire by community groups and small businesses have also been completed.

OPAL's mission is to offer accessible, enjoyable and enabling daytime activities for older people, to help reduce isolation and loneliness. With support from volunteers, they provide a range of services for older people in local rural communities, including social clubs, recreational activities, cultural events, access to the internet and cooking classes.



"Ashfield cared about what we wanted this project to achieve and that has made a real difference in helping us to manage the build programme and any challenges we faced in making the space work as effectively as possible.

Our project manager from Ashfield, Krystian, and his team were excellent. They far exceeded our experience of working with building firms. Any problems were sorted out quickly and their attention to the smallest details was a real benefit. On the day we opened the heating system didn't come on first thing in the morning, but someone was here straight away to fix it."

**Ailsa Rhodes**  
**Project Coordinator**  
**OPAL**

# Why Work With Us?

**ASHFIELD**  
GROUP

SIMPLY because we are different from other building contractors

## How do we do this?

We pride ourselves in continually building upon our intelligence, solving problems and formulating added value solutions for our customers.

## We call these our USPs

- Strategic project planning which puts you at the heart of the process
- Agreeing variations before we execute work – you are in charge of the budget
- Following the Ashfield Process Model – it is all about customer satisfaction
- Delivering a seamless handover which matches your expectations



# USP 1 – Cloud Based Project Management

**ASHFIELD**  
GROUP

	Week One							Week Two							Week Three							Week Four							Week Five																											
	October																					November																																		
	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun																					
Task Name																																																								
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Foundations															●	●	●	●	●																																					
Drainage																																																								
Walling																																																								
Ground Floor																																																								
Scaffolding																																																								
Application of payment																													£50,000 - £60,000																											

	Week Six							Week Seven							Week Eight													
	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun							
Task Name																												
Site Set Up																												
Foundations																												
Drainage	●	●	●	●	●			●	●	●	●	●			●	●	●	●	●									
Walling																												
Ground Floor	●	●	●	●	●			●	●	●	●	●			●	●	●	●	●									
Scaffolding																												
Application of payment															£30,000 - £40,000													

A bespoke app that streamlines the communication pipeline between our site managements teams and contract managers.

It provides the ability to link our clients and their consultants to an interactive programme incorporating quality control, HSE, site diary trackers and programme monitoring.

## USP 2 – Variations, We Have A Robust Policy

**ASHFIELD**  
GROUP

Unexpected things can happen both on site and at a point of planning and customers might wish to add something or take it away.

Our policy is to not press forward until any variation has been properly identified, analysed, costed and signed off by the appropriate parties.

We always deliver cost-effective solutions.



# USP 3 – The Ashfield Process Model

It is all about quality and customer satisfaction at Ashfield



# USP 4 – Practical Completion And Project Hand Over

**ASHFIELD**  
GROUP



Ashfield understand that customers want an exceptionally high-quality service. Our team work tirelessly to make sure that every aspect of your building project is completed on time, to budget and exceeds your expectations.

# Accreditations

**ASHFIELD**  
GROUP

Our commitment to continuous improvement extends into our daily processes as building contractors.

Already CHAS and Constructionline accredited, we acknowledge our responsibility to constantly seek methods of improvements in our process technique and we do this via accreditations and our inclusion within best practice groups.



## Your Leading Building Group of Choice

Building Tomorrow's Talent, Today

### VISION

The Ashfield Group Academy provides a platform to attract, develop and nurture young people and individuals to build a career in the construction industry.

### PARTNERS

#### Leeds Beckett University HE Education

- Apprenticeships/Internships
- Work based learning
- Work experience



#### Leeds City College of Building FE Education

- Apprenticeships/Internships
- Work based learning
- Work experience



Other SME Construction

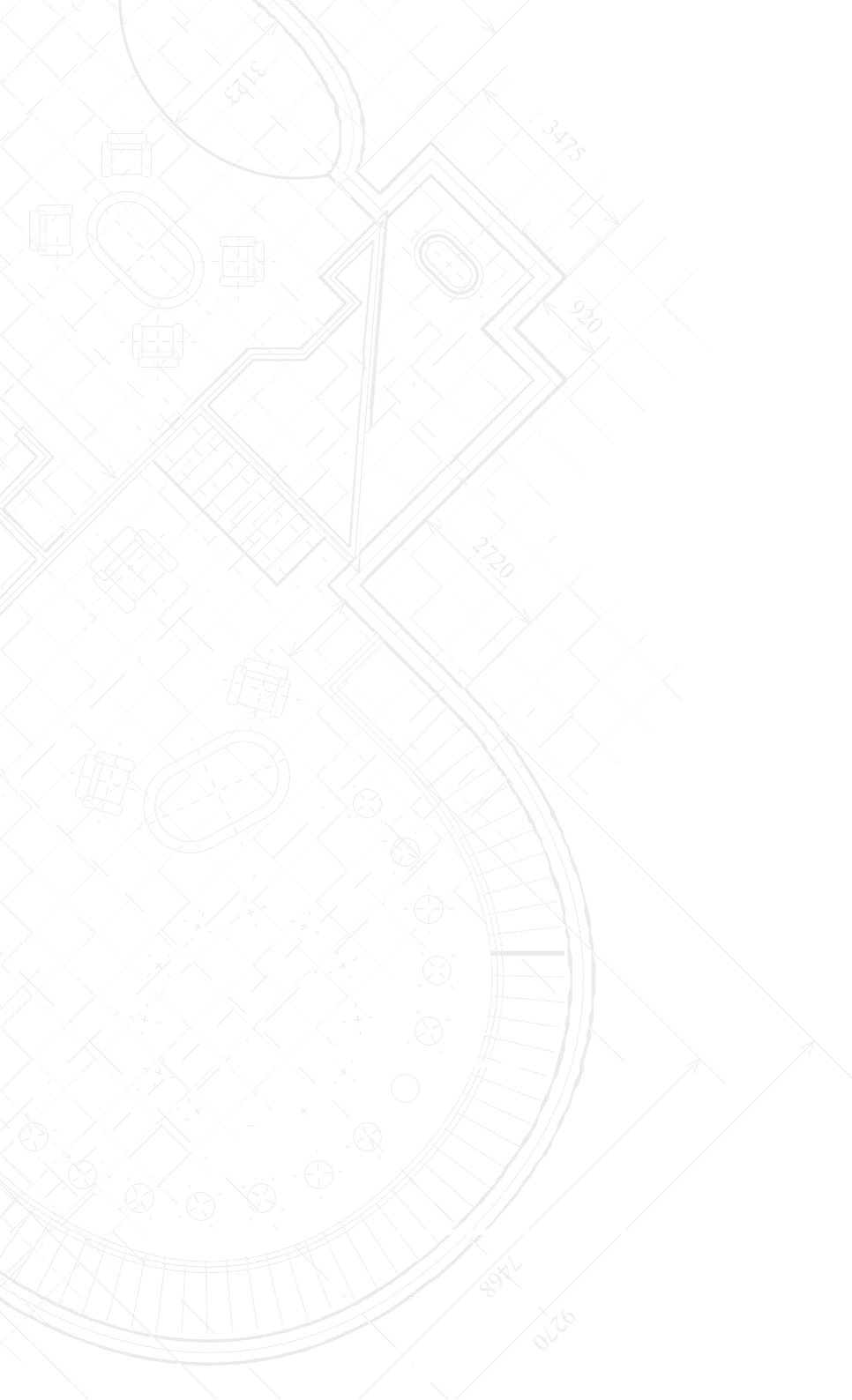
Department for Work  
And Pensions



Local Authorities And Schools

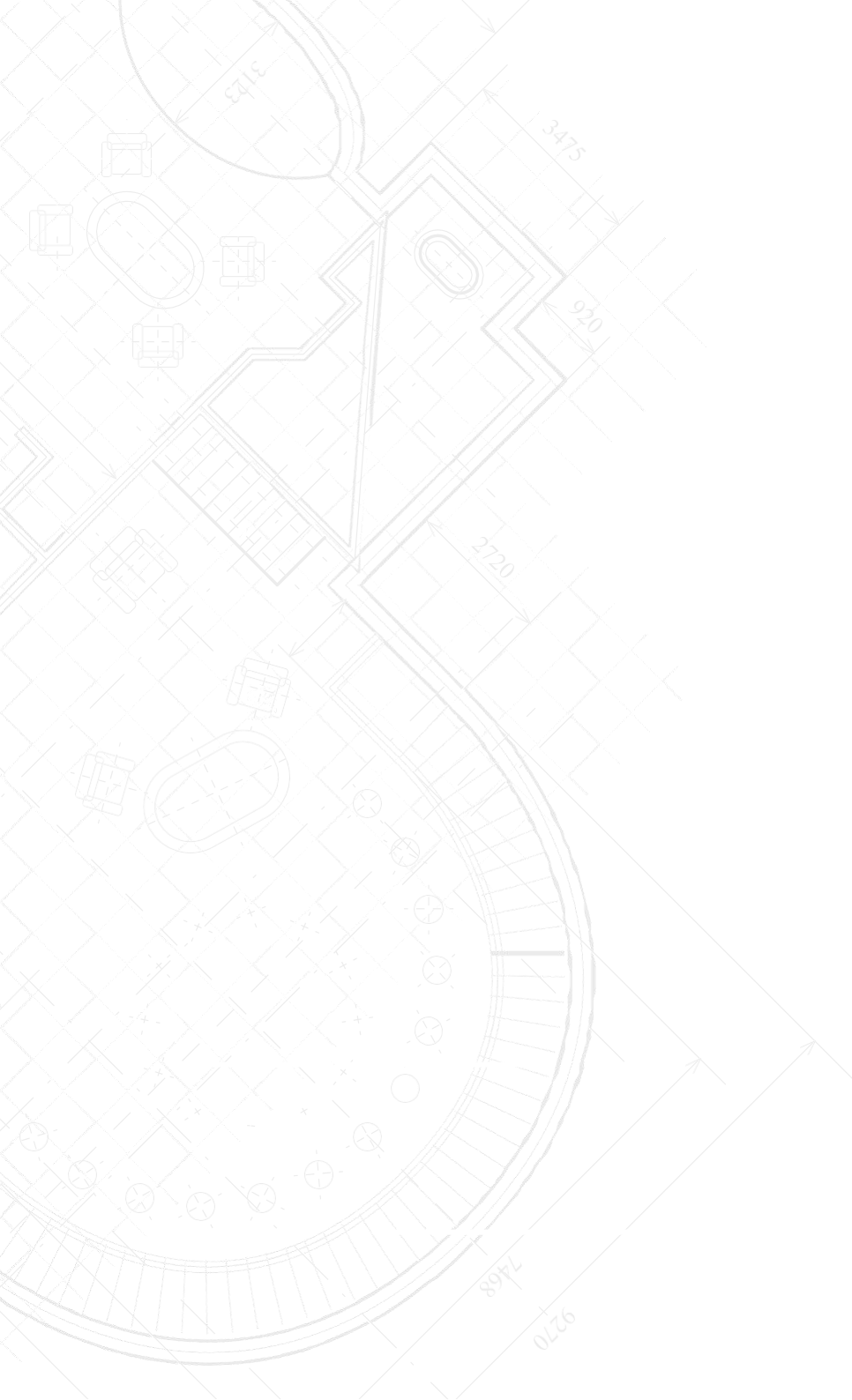
Job Centre





# Thank You

We look forward to working with you.



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