



# Residential








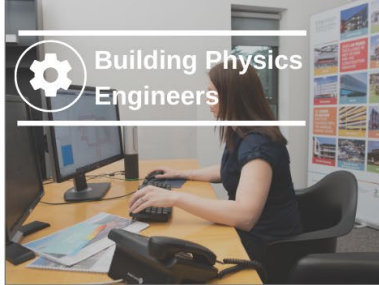














Hannan  
Associates  
MEP Design Solutions

# Introductions.....

Hannan Associates is an engineering consultancy formed in 1983 to provide MEP Design Solutions to the Construction Industry.

We pride ourselves on delivering our service with a higher level of personal attention than larger competitors but providing a comparable strength of management, process discipline, expertise and creativity.

We focus on building services and deliver projects valued in excess of £500m with national and international design teams. We work in a range of sectors with projects of varying sizes, providing us with good market resilience and an exceptional breadth of track record and design competence.

 <b>MEP Engineering Consultants</b> 	 <b>Sustainability Consultants</b> 	 <b>BREEAM Assessors &amp; Accredited Professionals</b> 	 <b>Building Physics Engineers</b> 
 <b>CIBSE Low Carbon Consultants &amp; Energy Assessors</b> 	 <b>Founded in 1983 - 40 years old</b> <b>Hannan Associates</b> MEP Design Solutions 	 <b>Head office in Denton, Manchester</b> 	 <b>80% of our turnover is achieved through repeat business</b> 
 <b>Platinum Award level</b> independent client satisfaction survey <small>This is to certify that the above organisation has commissioned an independent customer satisfaction survey conducted in compliance with ISO/TS 10004:2012: Quality Management System Guidelines</small> <small>The customer satisfaction level achieved: 90%</small> <b>Platinum Award</b>	 <b>Experts in the Commercial, Residential, Industrial and Stadia Sectors</b> 	 <b>ISO 9991 Quality Assurance Certified</b> <b>ISO 9001 REGISTERED</b> <small>This document certifies that the quality management systems of</small> <b>WILLIAM E. HANNAN &amp; ASSOCIATES LIMITED</b> Beta House, Alphagate Drive, Manchester Road, Denton M34 3SH	 <b>Working throughout the UK &amp; internationally</b> 



# Our Team.....

The Hannan team is led by long standing directors Ian Joyce, Jamie Hall and John Walker.

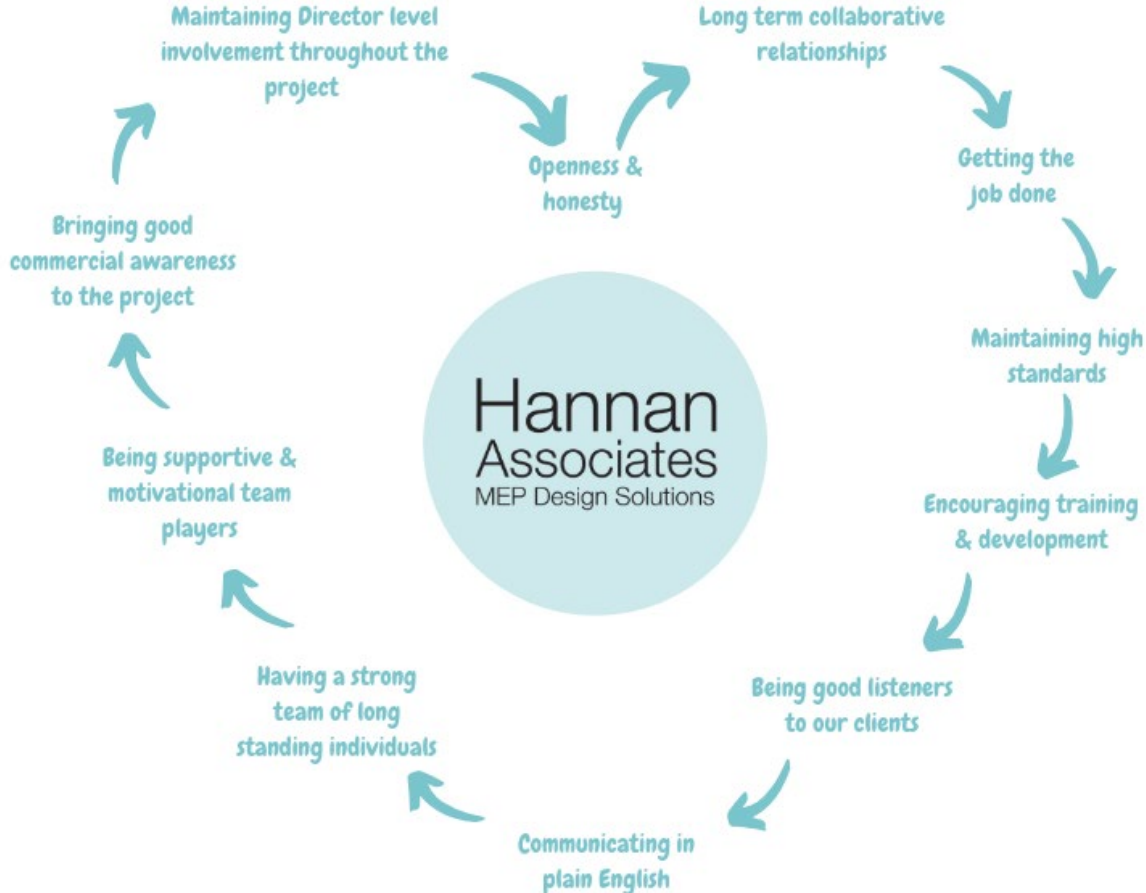
The development of the company has been aided by a strong, long serving work force through which we have developed lasting relationships with our clients, ensuring that 80% of our turnover is achieved through repeat business.

We recognise that we cannot do this without the support and enthusiasm of all our team members and we therefore endeavour to maintain the highest levels of team work and co-operation and develop staff that possess well founded self-belief who will act with diligence and integrity on behalf of our clients.

Many of our engineers have worked together over a long period of time, some for over 25 years, completing many successful projects together. Treating each project as unique we handpick each team to collectively possess the skills and range of experience needed to succeed, whilst creating a dynamic environment that encourages creativity.



# We love ....



# How we can help.....

## Building Services

- Acoustics
- AV Systems
- Building Physics
- Construction Inspection & Supervision
- Electrical Building Services Design
- EPC Certification
- Fire Engineering
- Internal Environment Modelling
- IT Systems Design
- Low & Zero Carbon Strategy & Design
- Mechanical Building Services Design
- Planning Reports
- Public Health Building Services Design
- SBEM Calculations
- Thermal Modelling
- Vertical Transportation Design
- Water Conservation & Compliance Audits
- Value Engineering Reviews

## Infrastructure

- Infrastructure planning & design
- Construction Inspection & Supervision
- Value Engineering Reviews

## Sustainability

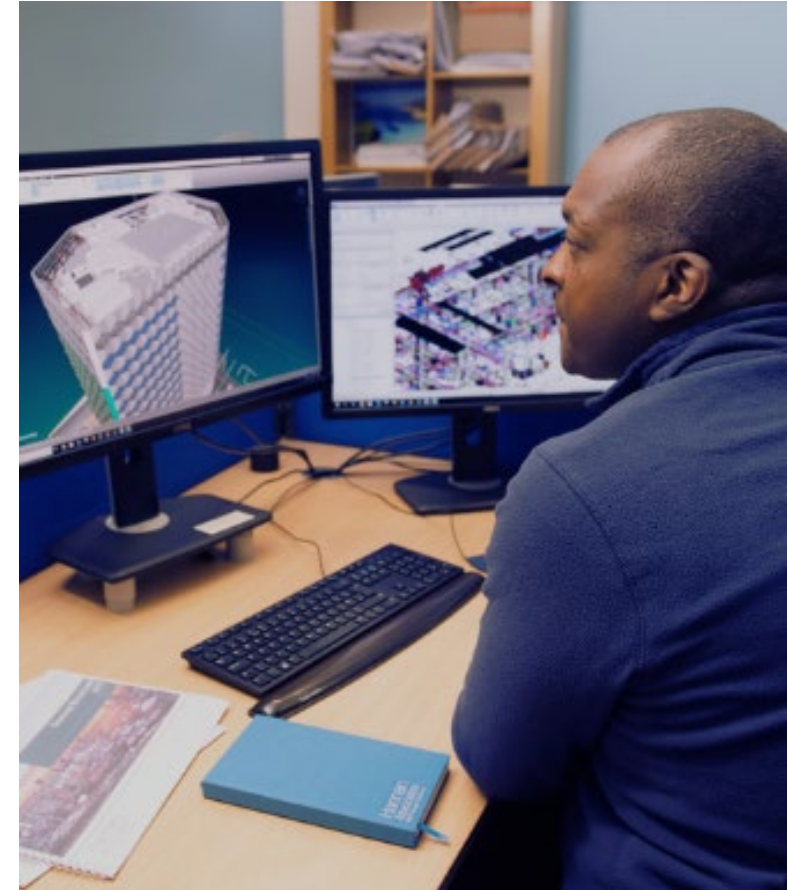
- BREEAM Assessment
- BREEAM Accredited Professional
- Building Physics
- Design for Performance Modelling
- LEED Assessment
- Low & Zero Carbon Strategy & Design
- Operational Energy Modelling
- Renewable Energy Technology Feasibility
- Sustainability Strategy
- WELL Building Consultancy

## Building Performance

- Acoustics
- Building Health Checks
- Building Physics
- Design for Performance Modelling
- DEC Certification
- Low & Net Zero Carbon Strategy & Design
- Operational Energy Modelling
- Renewable Energy Technology Feasibility
- Thermal Modelling

## Surveys & Reports

- Condition Surveys Energy Audits
- Feasibility Studies





# Sustainability.....

Energy reduction, the core of sustainable design, was inherent in our building design process long before it reached the political agenda. Our sustainable credentials are therefore built upon years of experience at the forefront of low energy, low carbon solutions.

We are now at the forefront of change in relation to the way buildings are modelled to meet the demands of evolving building regulations and guidance from **UKGBC** and **LETI**, which are driving carbon targets for construction towards the 2050 net zero government commitments.

Our involvement includes pilot schemes for modelling energy and carbon in use for new buildings, such as **Design for Performance (DfP)** and **NABERS UK** and this experience enables a valuable contribution to development masterplan and individual building sustainability.

Hannans can provide sustainability advice across a wide range using in-house engineers and consultants and specialist partners where needed to define ways of achieving sustainability objectives. This includes.....

- ✓ Energy modelling and Carbon assessment of energy for building services
- ✓ Energy and carbon performance evaluation
- ✓ BREEAM assessment and BREEAM AP
- ✓ Carbon in construction
- ✓ Well Building Assessment



## Net Zero Carbon Buildings: A Framework Definition

APRIL 2019

Advancing Net Zero Programme Partners

Lead Partner:



Programme Partners:



# Our clients say.....

“

*Hannan Associates are one of our best consultants. We have an excellent relationship with Hannan Associates who are very good team members. Their input and output are both first class. We would definitely use them again.*

”

“

*I've really enjoyed working with you and your team over the last 10 years. The fact that during all of my time here we have continued to work with Hannans on an increasing basis is testament to the relationship and trust that has been built. I'm sure you will continue to go from strength to strength.*

”

“

*Knowledgeable, commercial and capable M&E consultant. They get the job done in line with the demands of the project and are good to work with.*

”

“

*Very professional & client focused.*

”

“

*I think Hannan Associates are a brilliant company to work with. They have never let me down.*

”

“

*They have a no nonsense approach. Always happy to help.*

”

“

*I recommend them all the time. I have been using them for a some time now and never been let down.*

”

“

*Hannan Associates play an important role within the team, integrating well and always listening to their design team colleagues to ensure the desired client outcome is achieved.*

”

# Our Residential Experience .....

The Hannan Residential team are proud to have supported clients with the delivery of residential accommodation to the value of around £400M in recent years.

We have played a key role in developments for the: For Sale; Build to Rent; High End; Social and Retirement markets.

As Building Services Engineering consultants we focus on using engineering and technology to help create desirable places to live.

Our extensive track record provides us with the knowledge to help guide our clients through the common issues specific to this sector.

We understand home owner and tenant expectations and we understand the balance of development deliverables and financial viability and achieve this by always seeking the optimum design.





# THE SLATE YARD, NEW BAILEY, SALFORD

**Client:** The English Cities Fund  
**Architect:** AHR  
**Project Value:** Various  
**Contract Duration:** Sep 2014 – Dec 2020



NEW  
BAILEY



The Slate Yard is a Build to Rent Apartment scheme overlooking the River Irwell at New Bailey, Salford, which comprises three blocks of one, two and three bed apartments with communal facilities:

- **Plot A5** - A £13M, 10 storey apartment block incorporating 90 Apartments
- **Plot A6** - A £17M, 16 storey apartment block incorporating 135 Apartments
- **Plot A7** – A £30M, 21 storey apartment block incorporating 199 Apartments

Hannan Associate's role was to produce stage 3 developed design information for the building services engineering strategy and then monitor the design and workmanship on site.

The design of the building and the services strategy utilises energy efficient features throughout to minimise its carbon and environmental footprint and meet the sustainable standards set out in the Part L Building Regulations.

With the help of advanced building modelling we incorporated the most effective passive construction techniques in the design of the building, including:

- Enhanced insulation to limit heat loss
- An engineered façade design, which maximises the use of natural daylight & passive solar gains but minimises thermal losses and overheating
- Reduced building air permeability, which minimises heat loss & the related energy usage and CO2 emissions.

The Incorporation of high efficiency systems and effective controls throughout the design helped to further minimise energy usage. These features include: smart heating controls, heat recovery ventilation systems, energy efficient lighting and energy efficient lifts.

PVs were integrated into the building design to meet a proportion of the electrical demand or to be fed back to the grid when demand is low.

New Bailey is part of The English Cities Fund's £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.



# GREENHAUS, SALFORD CENTRAL

**Client:** The English Cities Fund

**Architect:** Buttress Architects

**Contract Duration:** December 2020 – ongoing

Greenhaus will provide 96 affordable, high quality, eco-friendly homes and is set to be one of the largest Passivhaus developments in the UK.

We are the appointed MEP design consultants on the project, which will include 44 one-bedroom and 52-two bedroom apartments constructed across nine floors with shell commercial unit at ground floor, in addition to a new public square. Electric vehicle charging spaces will also be provided on Islington Way as part of the development, designated for public use.

Salford housing provider Salix Homes has been selected to manage the 96 new affordable apartments.

Salix and ECF aim to deliver the development to achieve certified Passivhaus 'Classic' standard. Design features include an all-electric strategy; including residential ventilation via high efficiency MVHR units, heat pump technology, enhanced building fabric performance including triple glazing, and significantly improved air tightness.

We are pleased to be working alongside Buttress Architects, The Alan Johnston Partnership, Max Fordham, Appleyard & Trew and Planit IE.

This project is part of the English Cities Fund's wider £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.

English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England in conjunction with Salford City Council.



# NOVELLA, NEW BAILEY, SALFORD

**Client:** The English Cities Fund  
**Architect:** Hawkins Brown Architects  
**Contract Duration:** October 2017 – November 2022



NEW  
BAILEY

Completed in 2022, Novella is the latest phase of residential development at New Bailey Salford, led by The English Cities Fund – a strategic joint venture between urban regenerators, Muse Developments, Legal & General and Homes England – in partnership with Salford City Council.

Novella includes a 23 storey tower providing 125 two-bedroom and 86 one-bedroom apartments for private sale, making it the tallest residential scheme at New Bailey to date. The residential development also features a gym, a co-working space and a communal lounge.

We were Building Services Engineering consultants for the project working alongside Hawkins Brown Architects, Walker Sime, Buro Four, WSP, Arup, DPP One, HED Landscape Architects and main contractor Morgan Sindall Construction.

New Bailey is part of The English Cities Fund's £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.





# THE CLAYWORKS, STOKE

**Client:** Genr8 Developments  
**Architect:** Cartwright Pickard Architects  
**Project Value:** £170M  
**Contract Duration:** October 2015 – October 2020



The Clayworks is a build to rent residential apartment scheme developed by Genr8 Developments in partnership with Stoke City Council as part of the wider £170M redevelopment of the heart of Stoke-on-Trent.

The Hannan residential team provided Stage 3 Building Services Design and specification together with construction supervision duties for the 11-storey apartment block, which provides 151 build to rent one and two bed apartments, providing much needed living space in a central location.

The residential development also features co-working space, function rooms, cycle storage and a roof top terrace with BBQ facilities.

The name Clayworks is a nod to the city's history of potteries production for centuries.

The overall masterplan provides the crucial link between existing residential, shopping, cultural and heritage areas helping to bring the city together more coherently.

We worked alongside Cartwright Pickard Architects, Planit IE and Buro Happold on the design team and Willmott Dixon the main contractor.



# ATELIER, CHAPEL STREET , SALFORD

**Client:** The English Cities Fund

**Architect:** Buttress Architects

**Contract Duration:** August 2017 – November 2021

Atelier is residential development, which forms part of The English Cities Fund's Salford Central regeneration scheme.

This new build development includes 167 apartments split over four blocks, 11 townhouses, ground floor commercial space and car parking.

The Hannan residential team were appointed to provide MEP Performance and monitoring Duties including early stage concept design through to developed design and the building services plant space and services distribution strategy.

We undertook Part L appraisals of the building to help inform the building envelop design and MEP services strategies along with dynamic simulation modelling to review overheating compliance.

We prepared a full Stage 3 MEP Service Performance Specification and drawings whilst working closely with the design team to develop a coordinated design package and main contractor Eric Wright Construction.

This project is part of the English Cities Fund's wider £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.

English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England in conjunction with Salford City Council.



# STORE STREET, MANCHESTER

**Client:** Clarion Housing Group with H20 Urban  
**Architect:** AHR Architects  
**Contract Duration:** April 2019 – ongoing

'Store Street' is a new build residential scheme comprising 63 one & two bed apartments and 3 town houses along the Ashton Canal, off Store Street in Manchester city center. The scheme is being delivered by housing provider Clarion and H20 Urban. Once complete Clarion Housing will manage the scheme and the properties will be made available through shared ownership.

Hannan Associates were appointed to develop the MEP services design, undertake design stage Part L Compliance checks and to produce an Energy Statement in support of the planning application submitted to Manchester City Council.

Fifty percent of the car parking spaces will be supplied by electric vehicle charge points, with passive provision for the remaining 50% of spaces. Secure cycle storage has also been included and a proportion of 'green space' incorporated into the scheme design by provision of an accessible terrace area on the sixth level.

It is currently proposed that an 'all-electric' services strategy will be adopted for both the apartments and the town houses.

As a result of the anticipated update to Building Regulations and subsequent update to SAP methodology (SAP 10), which proposes an approximate 55% reduction in the CO<sub>2</sub> emissions factor for electricity as a result of ongoing decarbonisation of the grid; homes heated by direct electric systems will produce virtually the same CO<sub>2</sub> emissions as gas.

The carbon impact of electric based heating is therefore going to be more favorable in the coming years, which we are promoting on this development in order to future-proof the homes and contribute towards Manchester's 2038 Net Zero Carbon Target.

H20 Urban is a joint venture between developer Bloc and the Canal & River Trust.





# ISLINGTON WHARF LOCKS, MANCHESTER

**Client:** Waterside Places  
**Architect:** Ryder Architecture  
**Project Value:** £15M  
**Project Duration:** January 2015 – ongoing

**ISLINGTON  
WHARF**  
— LOCKS —

We are currently providing MEP Performance Duties for Phase 4 of this residential development in the New Islington area of Ancoats, Manchester.

This final phase of the Islington Wharf development includes a 106-apartment complex consisting of two towers of 16 and 11 storeys situated on the corner of Great Ancoats Street and Old Mill Street.

There will be 33 one-bedroom apartments and 73 two-bedroom apartments split across 77,000 sq ft. Fifty-four of the homes will be available through shared ownership and fifty-two through private sale.

The development is being delivered by Latimer, the development arm of the housing provider Clarion Housing with Waterside Places and main contractor Morgan Sindall.

We were also involved with Phase 3 of the development, which was completed in 2019 and included 102 homes - a mixture of apartments and town houses set around a central courtyard on the banks of Ashton Canal.

Waterside Places first started building homes in this part of Ancoats over a decade ago and in that time the area has seen much growth. It is now one of the most desirable neighbourhoods to live in the city and has seen the addition of a school, new bars, restaurants and office space – and there is much more to come over the next 10 years.



# GRIFFON FIELDS, HUCKNALL

**Client:** Muse Developments  
**Project Value:** £6.1M  
**Contract Duration:** April 2019 – August 2021

Situated on the former Rolls-Royce Aerospace facility, Griffon Fields is a new residential development comprising 45 homes with a mix of two, three and four-bedroom properties, featuring modern fixtures and fitting.

The homes have been designed to suit first time buyers through to growing families and each has its own private garden and dedicate car parking space and some houses feature a single garage.

We provided Building Services Engineering for the project alongside Brewster Bye Architects, WSP, Rex Procter & Partners and main contractor Lovell Partnerships.

All homes on the site are now sold!

Griffon Fields is part of Harrier Park, the 67 acre mixed-use development at Hucknall, led by an exciting joint venture between Muse Developments and the site-owner Rolls-Royce. The development will bring forward commercial space, industrial units, new homes, a primary school and community facilities, which will create a number of jobs in the area.



# VALETTE SQUARE, SALFORD

**Client:** English Cities Fund  
**Architect:** Buttress Architects  
**Project Duration:** May 2018 – January 2021



Hannan Associates were part of the team to design and deliver the recently completed Valette Square, developed by The English Cities Fund – a joint venture between Homes England, Legal & General and Muse Developments.

The development includes 33 townhouses with a mix of 2, 3 and 4 bedrooms with private gardens and terraces. It is situated just off Chapel Street, a short walk to Manchester City Centre, Spinningfields, New Bailey, Peel Park and the River Irwell.

Hannan Associates provided Building Services Engineering consultancy for the new homes, including early stage MEP concept design, utility connections & diversions advice, initial Part L1A calculations, renewable energy technologies feasibility review and site inspection duties.

The design of the townhouses' façade and orientation optimises natural daylighting and reduces the requirement of artificial lighting. Other design features include smart utility metering, occupant controlled zoned heating system, low energy light fittings, improved insulation to minimize heat loss & reduce utility bills and Integrated Virgin Media and BT telecoms infrastructure.

Other members of the team included Buttress Architects, Integra Consulting, Chroma and main contractor John Turner Construction Group.

This is the fourth phase of residential development in the Chapel Street area by the English Cities Fund, which forms part of the wider Salford Central masterplan. Other schemes include Vimto Gardens, Timekeepers Square and Carpino Place .

The development is named after French Impressionist painter Pierre Adolphe Valette known for his acclaimed paintings of Manchester and Salford. He was a teacher at the Manchester Municipal School of Art and is remembered as L. S. Lowry's tutor.





# TIMEKEEPERS SQUARE, SALFORD CENTRAL

**Client:** English Cities Fund  
**Architect:** Buttress Architects  
**Project Value:** £4.5 M  
**Contract Duration:** August 2014 – April 2017

## TIMEKEEPERS — SQUARE —



After completing work on Vimto Gardens we were pleased to be invited back to be part of the team for another phase of residential development on Chapel Street - Timekeepers Square.

Timekeepers Square is situated just off Chapel Street, in Salford Central and includes 36 new build Town Houses divided into six blocks around St Phillips Church.

We provided MEP Performance and Monitoring duties for the project and were very pleased to work alongside Buttress Architects and Integra Consulting Engineers on the design team.

The project was awarded 'best built residential scheme' and was runner up for 'best overall scheme' at the 2017 Manchester Architects Awards. It was also nominated for The 2017 Sunday Times British Home Awards 'Development of the Year' (under 300 homes).

This project is part of The English Cities Fund's £650 million regeneration scheme transforming the area of Salford Central. The project is being driven by the English Cities Fund, a joint venture between Muse Developments, Legal & General and Homes England in conjunction with Salford City Council.



# VIMTO GARDENS, SALFORD

**Client:** English Cities Fund  
**Architect:** Glen Howells Architects  
**Project Value:** £15 M  
**Contract Duration:** January 2012 – January 2015



Vimto Gardens forms part of English Cities Fund's £650 million Salford Central regeneration scheme, which covers 17 hectares around the main road of Chapel Street, Salford Central Station and the Adelphi and Bexley Square Conservation Area.

Hannan Associates provided MEP Performance Duties for the 83 apartments, 14 town houses and retail units included in the Vimto Gardens development, which is named after the famous drink that was first produced close to the site.

The scheme won urban residential development of the year at the 2016 Insider Residential Property Awards.

This project is part of the English Cities Fund's wider £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.

English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England in conjunction with Salford City Council.





# CARPINO PLACE, SALFORD

**Client:** Muse Developments / English Cities Fund  
**Architect:** Buttress Architects  
**Project Value:** £3.5M  
**Project Duration:** July 2015 – February 2018



Carpino Place situated just off Chapel Street, Salford, is part of the English Cities Fund's wider Salford Central regeneration scheme. This new development of townhouses follows in the footsteps of the award winning Vimto Gardens and Timekeepers Square.

The scheme comprises 22 three-storey townhouses with an internal courtyard housing car parking spaces for each home, private rear gardens, rooftop terraces and patio areas.

We were pleased to work alongside Buttress Architects, Integra Consulting, Appleyard & Trew and John Turner Construction on the project. Our services included early stage concept design and co-ordination with the design team and the review of renewable energy technologies for the scheme.

As part of our duties we also obtained budget utility costs and produced a specification and drawings for the MEP services. We carried out Part L1A calculations and predicted EPC results for each property type, as well as undertaking an overheating analysis. We carried out site visits to review the MEP installations and produced detailed site inspection snagging and defects reports to maintain the highest level of quality throughout.

The English Cities Fund worked in conjunction with Salford City Council to develop the project, creating a design that complements the surrounding area, as well as enhancing the existing streetscape, and strengthening its urban setting. After completion the regeneration of the Salford Central area will create around 11,000 new jobs, 220,000 sq m of commercial space, 849 new homes and 390 hotel rooms.





# KAMPUS, MANCHESTER

**Client:** Henry Boot + Capital & Centric  
**Architect:** Mecanoo & Shedkm Architects  
**Project Value:** £150M  
**Project Duration:** September 2015 – March 2017



Hannan Associates were part of the Development Team for the £150M Kampus city centre neighbourhood project on Aytoun Street in Manchester. The project is a joint venture between Capital & Centric and Henry Boot Developments who acquired Manchester Metropolitan University's 250,000 sq ft Aytoun Street campus in March 2014, when the University relocated to the new £75m All Saints Campus off Oxford Road.

The development includes the retention and conversion of the existing 1960's university tower block and the listed Minto&Turner and Minsull House buildings, alongside new structures to provide 500 apartments, leisure, retail and car parking facilities.

The development, which will regenerate and enhance an important area in the centre of Manchester, will provide private rental accommodation set within a landscaped public realm which includes the only remaining untouched cobble street in Manchester and buildings of historical interest. The ground floor will host restaurants, bars, cafes and retail spaces within the new and existing buildings and create an exciting live hub and living destination.

Our role included the Site infrastructure, MEP services and Lift design from concept to Stage 3 and the preparation of a D&B tender package for the works. Our role in the team included product appraisal and definition, brief development and the evaluation of a number of possible strategies for the services.



# RONALD MCDONALD HOUSE MANCHESTER

**Client:** Ronald McDonald House Charities  
**Architect:** AEW Architects  
**Contract Duration:** January 2017 – November 2018



The new Steve Burne Rooms at Ronald McDonald House Manchester are now complete.

Three spaces within the existing Manchester house have been refurbished to create five new six person family bedrooms along with an external reflection area via fund raising driven by Steve Burne.

The additional bedrooms will provide over 1,000 additional nights home from home accommodation for families with children in Royal Manchester Children's Hospital.

Hannans were very pleased to be part of the construction team who donated their services for the design and construction of these refurbishment works.

The Ronald McDonald House Charity helps families to stay close to their child in hospital while they undergo medical treatment by giving them a warm and welcoming environment where they can stay for as long as they need. To find out more about the charity please visit their website: <https://www.rmhc.org.uk/>



# RONALD MCDONALD HOUSE OXFORD

**Client:** Ronald McDonald House Charities  
**Architect:** AEW Architects  
**Project value:** £14M  
**Contract Duration:** April 2017 – May 2020



We are very pleased have provided Building Services Design for a new 62 bedroom Ronald McDonald House in Oxford. Hannans undertook detailed design of the MEP services throughout the house. Construction commenced in February 2019 and the new facility opened in May 2020.

The Ronald McDonald House provide free 'home away from home' accommodation for families whose children are undergoing treatment at Oxford Children's Hospital, as well as Children's Critical Care and the Neonatal Intensive Care Unit (NICU) on the John Radcliffe Hospital site.

We are delighted to have worked alongside AEW Architects, Ridge and Partners and Capita on the project design team.  
The principal contractor for the project is Wilmott Dixon Construction.





# KINGSWOOD EXTRA CARE, NEWTON

**Client:** Your Housing Group  
**Architect:** Pozzoni LLP  
**Project Value:** £8.4M  
**Project Duration:** August 2013 – May 2015



The Kingswood extra care retirement scheme in Chester is one of the latest projects we have worked on for Your Housing Group. The scheme, designed by Pozzoni Architects includes 82, 1 and 2 bed extra care apartments and communal facilities.

The scheme has been created through a partnership between Your Housing Group, Cheshire West and Chester Council and the HCA and was part funded by a grant received from the HCA.

This extra care development has been designed to allow residents to live an independent life in a socially supportive environment. They contribute towards YHG's £150 million affordable homes program helping tackle the national older person's housing crisis by providing 450 high quality new homes for the over 55s across the North West, making YHG one of the largest developers of extra care housing in the UK.

As a minimum all apartments have been designed to achieve Code for Sustainable Homes (CFSH) Level 3.



# THE WINDINGS EXTRA CARE, HELSBY

**Client:** Your Housing Group  
**Architect:** Pozzoni LLP  
**Project Value:** £8.7 M  
**Contract Duration:** February 2013 – June 2015



The Windings in Helsby is one of the latest extra care retirement scheme we have worked on for Your Housing Group. The scheme, designed by Pozzoni Architects, includes 77, 1 and 2 bed extra care apartments and communal facilities.

The scheme has been created through a partnership between Your Housing Group, Cheshire West and Chester Council and the HCA and was part funded by a grant received from the HCA.

This extra care development has been designed to allow residents to live an independent life in a socially supportive environment. They contribute towards YHG's £150 million affordable homes program helping tackle the national older person's housing crisis by providing 450 high quality new homes for the over 55s across the North West, making YHG one of the largest developers of extra care housing in the UK.

As a minimum all apartments have been designed to achieve Code for Sustainable Homes (CFSH) Level 3.



# ABBOTS WOOD EXTRA CARE, NORTHGATE

**Client:** Your Housing Group  
**Architect:** Michael Hyde Architects  
**Project Value:** £18M  
**Project Duration:** January 2011 – October 2014



Abbots Wood is an Extra Care Retirement Village in Northgate, Chester, which we worked on for Your Housing Group. The project designed by Michael Hyde Architects involved the construction of 131, one and two bedroom apartments and communal facilities.

The scheme has been created through a partnership between Your Housing Group, Cheshire West and Chester Council and the HCA and was part funded by a grant received from the HCA.

This extra care development has been designed to allow residents to live an independent life in a socially supportive environment. They contribute towards YHG's £150 million affordable homes program helping tackle the national older person's housing crisis by providing 450 high quality new homes for the over 55s across the North West, making YHG one of the largest developers of extra care housing in the UK.

As a minimum all apartments have been designed to achieve Code for Sustainable Homes (CFSH) Level 3.





# HEYESCROFT VILLAGE, ST HELENS

**Client:** Your Housing Group  
**Architect:** Hulme Upright Architects  
**Project Value:** £9.2M  
**Contract Duration:** January 2007 – August 2009



The project comprises of the construction of approximately 92 units of Retirement Apartments together with the associated communal facilities and accommodation from which the staff can operate.

The units will comprise either a one bed or two bed apartments distributed over three floors of accommodation. Access to the upper floors shall be via staircases and electric traction lifts. External works for the scheme shall include all necessary incoming service connections, pavements, car parks, foul and surface water drainage and all hard and soft landscaping.



# SPURSTOW HALL, CHESHIRE

**Client:** Private

**Project Duration:** January 2004 – January 2006

This project involved the Restoration of the Grade II listed Spurstow Hall, in Cheshire.

The entire property was carefully restored to a high specification for which we provided full M&E detailed design duties and provided a full time site based engineer for the refurbishment of the main house stabling, offices, workshops, and garaging.

Our design included infrastructure, swimming pool, standby generation, and water and LPG storage.



# ORCHARD GATE HOUSE, WENTWORTH

**Client:** Private

**Architect:** TPA Design

**Project Value:** £9M

**Contract Duration:** 2006 – 2010

Phase 1 of this project consisted of the construction of an external swimming pool, tennis courts changing rooms and rainwater harvesting scheme.

Phase 2 comprises of the demolition of the existing main house and the construction of a new 10,200 sq ft house in a classic style with a basement, ground and first floor and second floor plant deck. The basement has an internal swimming pool, recording studio, golf simulator and leisure suite.

M&E services comprise VRF Comfort cooling, underfloor heating, ground source heat pump, central ventilation systems c/w heat recovery, rainwater harvesting, solar hot water, digital lighting control, integrated TV, audio and data throughout.





# Contact Us

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