



**BAILY
GARNER**

RESIDENTIAL

Creative solutions



HOUSING IS IN OUR DNA

For over 40 years we have grown alongside a whole range of housing providers and adapted as the scope of product and activities have expanded hugely.

So now we help provide not only well designed and built homes, but also nurture and support entire mixed use developments and communities.

Within the increasingly complex world of development you need, more than ever, independent professional advice. We are now providing Project Management,

Independent Certifier and Fund Monitor services to Housing Associations, Local Authorities and a series of Joint Venture Vehicles. Led by our Chartered Quantity Surveyors, Project Managers and Building Surveyors, these are fully integrated to provide the appropriate level of skill and expertise to advise and deliver your modern complex projects.

Baily Garner's residential experience grew and developed from our initial involvement with the Social Housing Sector.

Housing is where we started and remains the largest sector of our work.

Coventry Cross, Tower Hamlets.

Baily Garner worked closely with Poplar HARCA to deliver a refurbishment scheme which responded to residents' concerns and exceeded expectations.

Architect: Baily Garner.



A WEALTH OF EXPERIENCE

We have evolved in step with the changes in the residential sector and gained a wealth of experience along the way - from designing and building small developments on brownfield sites, to constructing large new build mixed tenure schemes and regenerating whole estates.

This unrivalled background in the sector, combined with our interdisciplinary one-stop shop structure, makes us uniquely placed to manage the most complex housing developments from start to finish.

CLOSE MONITORING OF COSTS

We can monitor costs and your project as a whole with great precision because the Architects, Surveyors, Project Managers, Building Services, Cost

Consultants, Quantity Surveyors and Energy and Environmental Consultants we employ are all working exclusively for us, and sharing information with one another from day one.

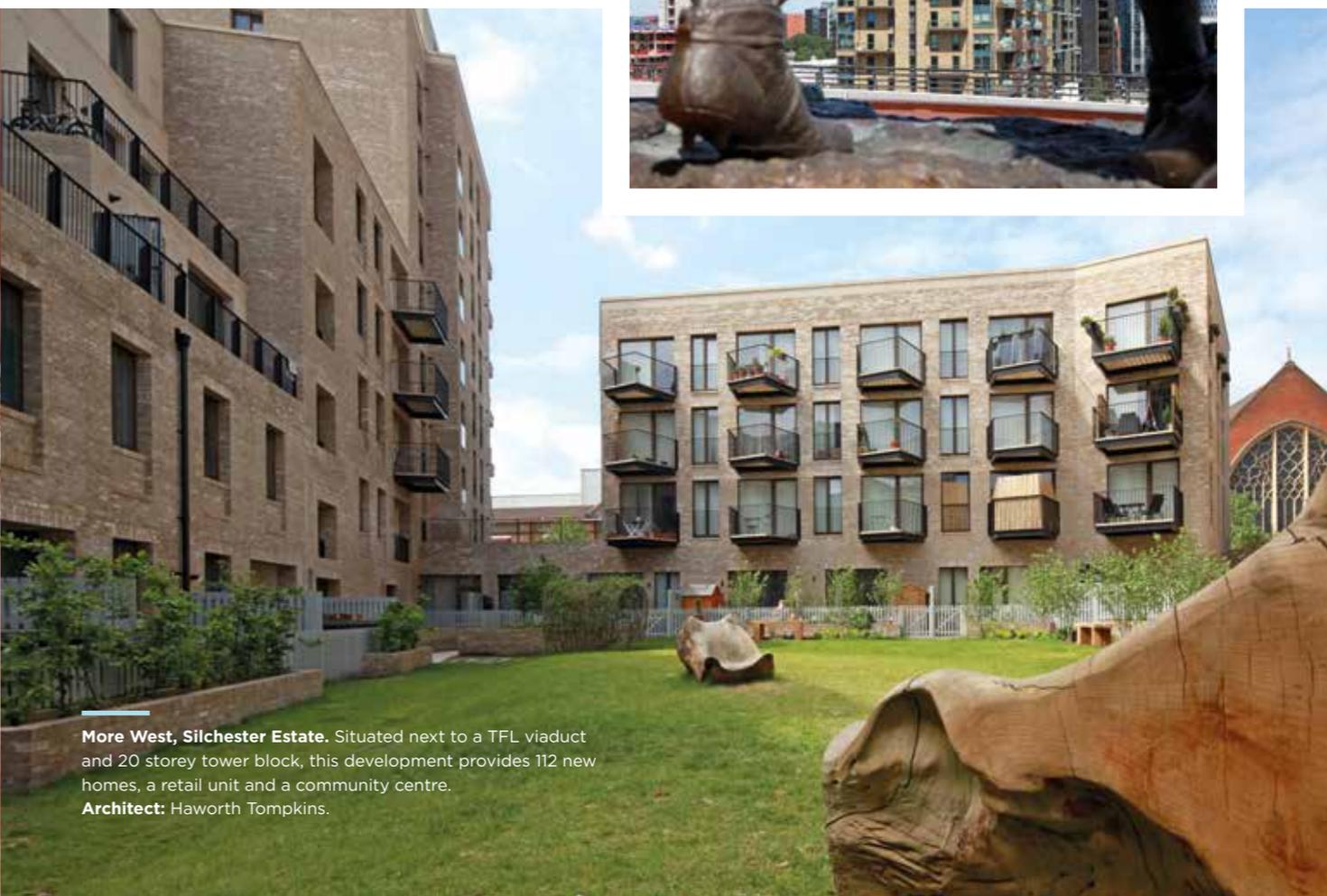
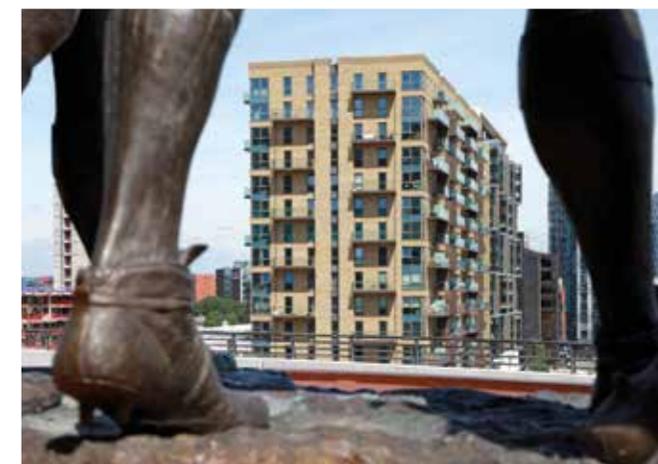
We have particular expertise in working in challenging urban environments, and can work with you to develop design solutions that are both imaginative and cost effective.

Upton Village, Plaistow. Award winning development providing 168 new homes including the sensitive refurbishment of five retained Victorian hospital buildings. **Architect:** PCKO Architects.

Well Street, Hackney. Refurbishment and remodelling of apartments and ground floor commercial units. **Architect:** Baily Garner.



Wembley Park Gate, Wembley. This large residential development next to Wembley Stadium delivers 37 affordable homes through a Section 106 Development Agreement. **Architect:** CZWG.



More West, Silchester Estate. Situated next to a TFL viaduct and 20 storey tower block, this development provides 112 new homes, a retail unit and a community centre. **Architect:** Haworth Tompkins.



STRATEGIES FOR INVESTMENT

An increasing amount of our work involves helping clients find 'hidden homes' in disused garages, undercroft areas and other under-utilised space.

Kensington Street, Brighton. Provision of 12 affordable units across three infill sites situated within the North Laines area of Central Brighton.
Architect: Baily Garner.

RELEASING UNUSED ASSETS

The hidden homes initiative is an imaginative, efficient, sustainable and cost effective way of delivering new housing in London. It has contributed a significant number of new homes for rent and market sale without the need for local authorities to acquire new land or sites.

The initiative benefits the whole community by removing disused areas, reducing anti-social behaviour and fear of crime, whilst making the local environment more appealing.

Another initiative that is bearing fruit and delivering further homes is the prior approval office to residential conversions, taking the opportunity to convert derelict, or out of date, offices into apartments.



Vauxhall Bridge Road, Victoria. Conversion and extension of an existing office building to provide 25 new affordable and intermediate rent homes and two commercial units.
Architect: Buckley Gray Yeoman.

Vaudeville Court, Islington. Replacement of run down garages, carpark and disused substation to provide an award winning, high quality modern terrace of 13 dwellings.
Architect: Levitt Bernstein.



Claudian Way. Masterplan for Chadwell St Mary.
Architect: Baily Garner.

MASTERPLANNING AND LAND PROMOTION

We also have extensive experience in releasing your unused assets, such as abandoned depots and other wasteland that can be used for building.

Our experience in Masterplanning provided a natural platform from which to expand our service to Land Promoters, identifying, assembling and bringing forward large strategic Greenfield sites, supporting several thousand new homes.

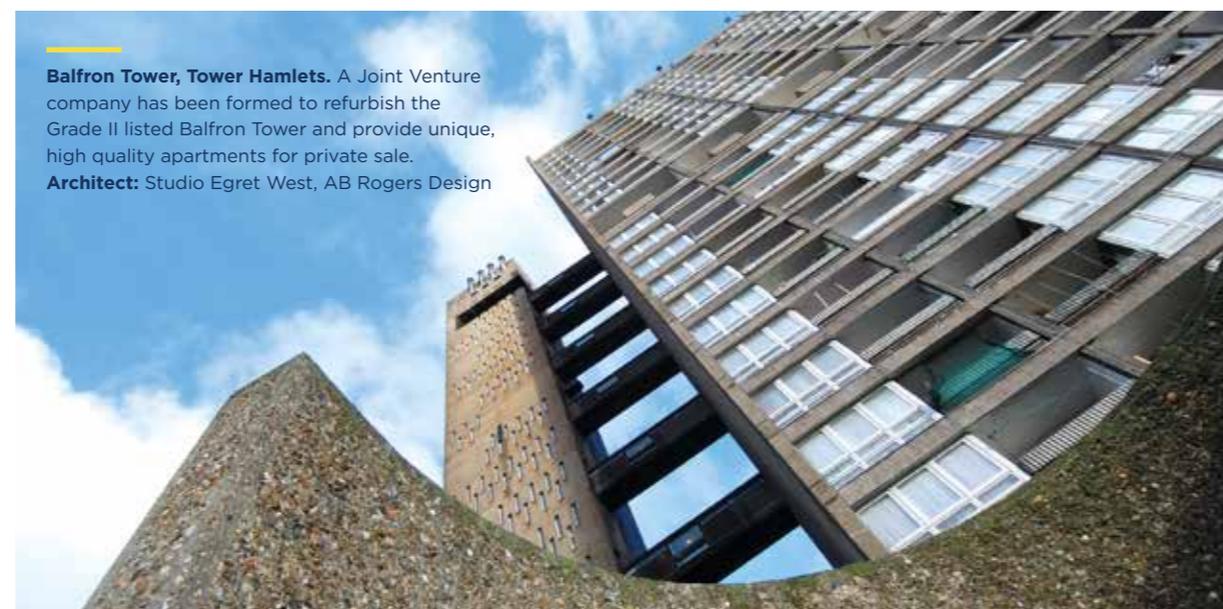
DELIVERING HIGH QUALITY AND HIGH RISE

Lifestyle, demand, viability and the scarcity of land have required high rise living to be considered, particularly in dense urban areas.

Over the past 15 years we have seen a re-emergence of high rise development for all forms of tenure which have made a significant contribution to the local environment and reflected the complex nature of housing.

Two Fifty One Southwark Bridge, Elephant and Castle. This prestigious 41-storey high-rise development delivers 65 apartments for shared ownership under a Section 106 Agreement.
Architect: Allies and Morrison.

Spring at Stonebridge Park, Harlesden. Brick detailing forms a distinctive entrance to new apartments.
Architect: Cullinan Studio.



Balfour Tower, Tower Hamlets. A Joint Venture company has been formed to refurbish the Grade II listed Balfour Tower and provide unique, high quality apartments for private sale.
Architect: Studio Egret West, AB Rogers Design

QUALITY

Delivering a quality product is critical to the success of all projects, irrespective of tenure and value, as indeed is predictability of programme.

Such is the emphasis placed on quality, our Head of Technical Quality has a remit across

the entire Practice to embed this culture through all of our services. This means our technical people are primed to review specifications and drawings, programmes and cash flow forecasts, together with monitoring works in progress against programme, predicted spend and quality parameters.

Aldgate Place London. We have overseen the delivery of 150 new affordable apartments within this vibrant high rise, high density development which includes an hotel, offices and commercial space.
Architect: Allies and Morrison.



JOINT VENTURES

The construction industry and, in particular, the affordable housing sector has seen an increasing trend for development delivered through public: private partnerships. Like any partnership, the best outcomes are achieved through the correct selection of partners with aligned values, clearly understood objectives and defined roles/responsibilities.

Baily Garner support the Joint Venture in a variety of ways; from initial procurement and selection, ensuring the business plan is understood, viability considered and values aligned, to post contract monitoring, Independent Certifier and Quality Control Inspector roles.

The Landau, Fulham. A prestigious Joint Venture development of 107 apartments within the heart of a thriving London neighbourhood with sale values exceeding £1200 / ft²
Architect: David Wood Architects.



Spring at Stonebridge Park, Harlesden. The latest phase on this award winning estate regeneration project provides 117 new homes and includes the opening up of an underground canal feeder within the central shared garden. **Architect:** Cullinan Studio.



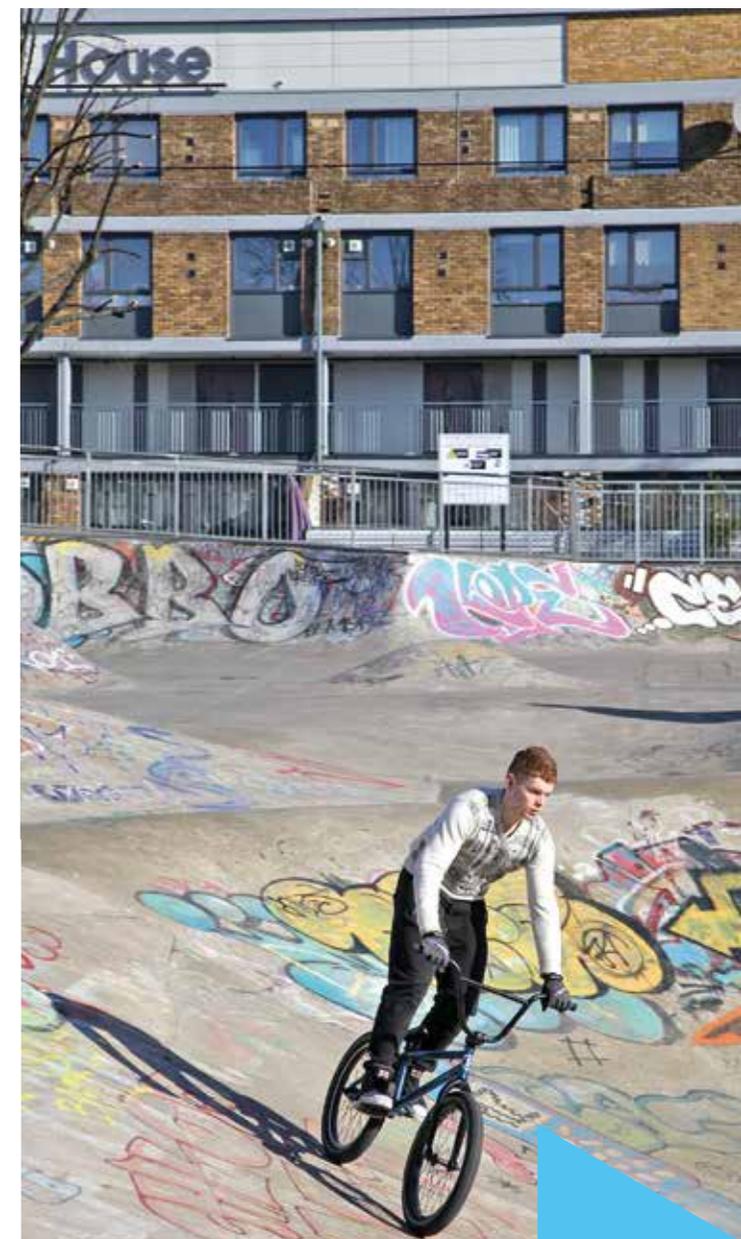
Consultation at Stockwell Park.



Leybridge and Newstead Estates, Lewisham. Refurbishment of over 400 homes carried out whilst residents remained in occupation. **Architect:** PRP.



South Kilburn Estate regeneration phase 2. Award winning regeneration scheme located close to Kilburn Park Underground station delivers 208 high quality, mixed-tenure homes. **Architect:** Hester Architects, Rick Mather Architects, Lifschutz Davidson Sandilands, Alison Brooks Architects.



Stockwell Park Estate, Brixton. The regeneration of this estate includes refurbishment of existing homes, new mixed tenure developments, improved community facilities and landscaping works. **Architect:** Baily Garner, Levitt Bernstein, PRP, BPTW, JCMT.

REGENERATION

SENSITIVITY TO RESIDENTS' NEEDS

We understand that residents want to be consulted and kept informed of changes to their homes and local environment.

Over the years we have developed an unrivalled expertise in managing communication with people living in a community, whether it's ahead of a masterplanning exercise or start of a major works programme.

We can arrange sensitively managed consultation events and produce low cost but highly effective information which cuts through jargon and gets your message across.

The advance of BIM and 3D printing, social media and bespoke websites provide us with constantly improving mediums for illustrating our proposals and communicating with the communities we work with.

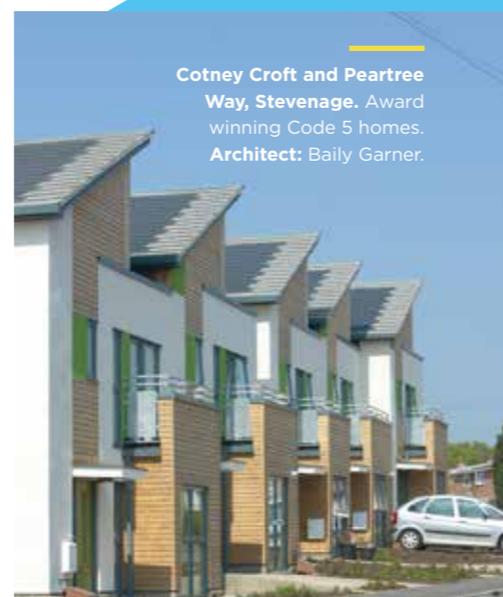
KEEPING DISRUPTION TO A MINIMUM

We are also experts at carrying out refurbishment and regeneration work with residents still in occupation, listening and responding to all stakeholders to ensure minimum disruption during the process.

GREEN THINKING IS GOOD FOR EVERYONE

As an ISO 14001 environmental standard certified company we understand the impact of what we do, but we also understand that a good home should be sustainable, energy efficient, perform as designed and provide a healthy environment – it's good for everyone.

Our Energy Consultants seek to deliver all environmental requirements for buildings from pre-planning stage through to occupancy. This extends from SAP calculations and Domestic Energy Assessments, summer comfort, Psi therm calculations, daylight, sunlight, HQMs and wind modelling.



Cotney Croft and Peartree Way, Stevenage. Award winning Code 5 homes. **Architect:** Baily Garner.



Sampson Close, Coventry. 23 homes for affordable rent, built upon brownfield site. First and largest social housing scheme to obtain Passivhaus Certification with typical 90% energy savings. **Architect:** Baily Garner.



Blakes Hill, Evesham. Development of ten Code 6 affordable homes in North Worcestershire. **Architect:** Accord Indesign.



Sampson Close, Coventry. Main frame, insulation, doors and windows constructed as panels off site. **Architect:** Baily Garner.

OFF-SITE

The role of MMC, or to adopt the Farmer Review term “Pre-Manufacture”, in playing its part to address the housing crisis, particularly in light of an increasing skills shortage cannot be denied.

Baily Garner's experience from its success in John Prescott's £60,000 house competition and BRE demonstration house and our exposure in sectors other than residential through to due diligence and delivery of pre-fabricated homes has widened the knowledge and skill of all of our disciplines.

Today's approach reflects the advances in the industrialisation process with the progress and wider use of technologies such as BIM – it is purely a change in mind-set to think of these products as an engineered solution rather than traditional constructors.



Two Fifty One, Southwark Bridge Road, Elephant and Castle.

The pre-manufactured components included bathroom 'pods', pre-cast concrete cladding panels (and windows) and M&E riser modules delivered on flatbed trailers and craned in to position. **Architect:** Allies and Morrison.

EVERYTHING IN ONE PLACE

Housing providers turn to us because they know that our integrated one-stop shop structure means we have all the expertise they need under one roof.

Our Architects, Surveyors, Project Managers, Cost Consultants, Building Services Engineers and Energy Consultants work closely with our customers as a unified team, coming up with unique solutions to suit their specific business needs.

We are also proud of our approach to social value, not just through the build contract, but through us as an organisation. We have apprentices in Building Surveying, IT, Finance and Administration. We have also broadened our entry level and training programmes to include school leavers, year out students and graduates.



Devons Road Estate.
Architect: Baily Garner.



Leybridge and Newstead estates, Lewisham.
Refurbishment of over 400 homes carried out whilst residents remained in occupation.
Architect: PRP.



More West, Silchester Estate.
Architect: Haworth Tompkins.

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