



DEVELOPMENT



About Us



EWL Developments is the specialist property development division of EWL which specialises in infrastructure, new build, refurbishment and small-scale renovations of properties and buildings.

EWL Developments is managed by three partners, all of whom have more than 20 years' experience in Finance, Design and Construction of Civil Engineering and Building Projects.

Following successful project management of Railway Infrastructure and Property projects EWL has been able to diversify into a Property Developer, and also specialise in re- development of Listed Buildings.

We have good relationships with English Heritage, Railway Heritage and Conservation Trusts.

EWL DEVELOPMENT SERVICES

We are able to provide all the essential services required to undertake any successful development project, including but not limited to the following:

- Identify suitable development sites
- Prepare development appraisals
- Prepare financial appraisal
- Secure funding
- Manage the development process from start to finish

EWL is a specialist property consultancy that offers research and advisory services on commercial and residential property matters to institutional investors, property companies and other types of organisation active in the property industry namely:

- Catella UK
- Department of the Environment
- Chelsfield plc
- Eagle Star Properties Ltd
- Land Regeneration Partnerships Ltd
- Morgan Grenfell Laurie
- Paddington Basin Developments Ltd
- Stanhope plc
- Stockley plc
- The Prince's Regeneration Trust
- Chelsfield plc
- Land Regeneration Partnerships Ltd
- Morgan Grenfell Laurie
- Paddington Basin Developments Ltd
- Stanhope plc
- Stockley plc





Consultancy and Design

EWL Developments has acted as Project Managers, Design Managers and Construction Managers directly for the projects it has undertaken. It now undertakes all the work in-house. With support from these house teams, we are capable of undertaking development projects of all sizes.

EWL Developments has been involved at all stages of its various projects: from receipt of the initial enquiry, with or without prior engineering design, through to preparation of outline and preliminary designs, finalisation of the detailed design and production of working drawings and specifications, as required to permit construction.

EWL have their in house team to undertake the consultancy and design input required for any development project. EWL's design team under takes the following:

- Project management through all phases, preliminary design, final design and construction
- Pre-feasibility, feasibility studies, options reports etc
- Development appraisals
- Financial appraisals
- undertaking measured surveys, topographical surveys, geotechnical investigations and any other surveys required for a project
- Detailed design and specification of all engineering and building works
- Design monitoring and review
- Co-ordination of all procurement
- Project control and scheduling
- Invoicing and management of contract revenues
- Construction management on-site and quality assurance
- Safety management on-site and CDM assurance
- Assistance during the commissioning phase
- Preparation of all project documentation, post- completion.





Development Funding

EWL invest in selective projects where we, through SVP's, bring together the various partners required for a specific project.

Once a project has been identified **EWL** will do the feasibility followed by the securing of the funding which is done with our strategic fund partners.

After the funding has been secured **EWL** will manage the full turnkey project which will include the following:

- Legal
- Funding
- Planning
- Design
- Delivery
- Operation

Management Contractor

Management Construction may take one of several forms and therefore it is essential to agree from the outset exactly what the Management Contractor (MC) has to undertake and set the levels of authority which have been delegated.

within our role as Management Contractor we are using Construction Management. Construction Management is the systematic application of modern effective management controls to the project delivery process. The objectives of Construction Management are to deliver the various elements of a project on time with high quality and to an agreed cost.

EWL generally provides an independent team of Site Construction Managers who would supervise and monitor the quality of workmanship and compliance with technical specifications

“Our professional multi-disciplinary services enable us to confidently identify, plan, develop and obtain high-performing assets, on time and within budget.”





Construction & Refurbishment Management

At **EWL** we are not just limited to traditional contracting but also we design, build and finance projects. We also undertake maintenance and refurbishment contracts and work under collaborative arrangements tailored to the specific needs of the project and Client. Our dedicated and experienced construction and management team is pro-active and provides effective and efficient leadership, which delivers successful, high quality competitive projects and developments.

At EWL our bespoke sustainable designed modular products are among the industry's most lightweight yet robust offerings, reducing excavation and material requirements. In addition, our team will investigate and recommend layouts and materials that provide exceptional quality and cost-effectiveness with a minimal impact on the environment.

Our modular and eco sustainable design and construction team are currently involved in many renewable energy projects and we have developed a number of unique solutions which are suitable for our Clients, namely:

- Permanent demountable modular Car Parks
- Modular Platform, canopies, stairs
- Modular stationer which includes all eco-technology and power generation.
- Modular footbridges

These projects can also be Design, Build, Finance, Operate and Transfer (DBFOT) schemes. EWL have many years experience in undertaking projects such as these.



INVESTOR IN PEOPLE





Residential Buildings

All the partners of EWL Developments have extensive experience in the design, construction and refurbishment of residential buildings. The bulk of the experience has been gained by working for the following developers:

- Wimpey Homes
- David Wilson Homes
- Kingsmead Developments

EWL Developments is currently undertaking a number of refurbishment projects on residential buildings, for a number of private clients. It is now expected that EWL Developments should contribute towards eradicating the shortage in residential housing in the U.K. and focus its skills on the Design and Construction of new residential estates. EWL Developments intends to undertake this in areas where there is a recognised shortage of residential properties, e.g. Milton Keynes.

Social Housing

In addition to new-build projects, EWL Developments will also continue with its existing portfolio of refurbishment projects and expand on this area as and where appropriate. EWL also have expertise on delivering projects for Registered Social Landlords (RSL).

Providing affordable housing is one of the keys ways in which we deliver sustainable communities. Our strategy is to devise nationally, and deliver locally. We combine the capabilities and resources of our Group with the in-depth local knowledge of our regional businesses to deliver economies of scale, best practice, and bespoke solutions to meet the needs of neighbourhoods and communities.





Heritage & Listed Buildings



EWL Development Team many years experience in undertaking projects which have heritage and listed building constraints. We have liaised with local authority representatives on many such projects and provided solutions which retain all Conservation, Heritage and listed building requirements specific to the area where the projects are being undertaken.

Education

EWL has an established specialist Education Projects Team who are continuously employed on further and higher education projects from inception through to completion. Our team are all professionally qualified experts in their respective fields and are all experienced in working in live campus environments.

Some of the key benefits our team will bring to your project include:

- A good understanding of further and higher education capital projects and experience of working closely with colleges, their partners and consulting teams in a collaborative manner to secure the best possible outcome.
- A detailed knowledge of the L+SC capital funding process including the L+SC structure and organisation gained from our work on projects direct for the L+SC and through our involvement with them on behalf of colleges.
- Our core business is the exclusive management of projects on behalf of our clients. We have a pool of resources and specialist expertise to assist all of our major projects. All of our clients benefit from our investment in the latest tools and techniques in change management.





Health Sector

EWL has worked within the public and private health industry for almost 20 years on projects such as LIFT, Primary Care Trusts, restructuring of departments and estates reviews/appraisals.

Our management capability and distinctive approach have provided confidence to our clients in many sectors, often at a time of considerable organisational change. It is this confidence which has resulted in over 80% of our commissions arising from repeat business with existing clients. We take this as a reflection of their satisfaction with our integrated management approach to their projects - and the teams that deliver them.

We are also involved with undertaking projects which require Car Parking spaces either with the existing hospital footprint or obtaining land which can be utilised to provide sufficient car parking for both staff and patients' families at any particular hospital.



Care Homes

ELW have undertaken developments for Care Home operators. Our involvement has been to undertake due diligent and preparation of feasibility studies for Care Homes through to design and build of operational Care Homes.

EWL Developments will work closely with Central and Local Government on all its Developments to ensure that all affected parties are fairly represented. EWL Developments will also ensure that all parties involved on any of their development sites are kept informed and have agreed to the details of the development as they are progressed.





Retail

EWL Developments has the capabilities to undertake all the works necessary at any particular site. EWL Developments is prepared to be involved from land acquisition through to construction and completion which will ensure that the highest quality is provided on each of its sites irrespective of location.

We have been involved in undertaking design and build of new retail outlets. We have also provided our services in insuring existing buildings have had their change ??? accepted from say a public house to small retail outlets / stores.

We have been involved with design and build of a number of retail stores for the following clients:

- Tesco
- Sainsbury
- Asda
- Co-op, etc

Leisure

EWL have the expertise to undertake hotel / leisure projects. These projects require the ability to work with specialist operations who understand this area of property development.

EWL Developments has the capabilities to undertake all the works necessary at any particular site. EWL Developments is prepared to be involved from land acquisition through to construction and completion which will ensure that the highest quality is provided on each of its sites irrespective of location.





Commercial Buildings

All the partners of EWL Developments also have extensive experience in design, construction and refurbishment of commercial buildings. The bulk of the experience has been gained by working for the following developers:

- British Nuclear Fuels Limited
- Coca - Cola

EWL Developments is currently undertaking a number of refurbishment projects on commercial buildings, for a number of clients. It is now expected that EWL Developments should focus its skills on the Design and Construction of new commercial developments.

In addition to the new build projects EWL Developments will also continue with its existing portfolio of refurbishment projects and expand on this area as and where appropriate.

Industrial Buildings

EWL have many years experience on industrial warehouses and buildings. We can undertake these buildings from inception to completion and can provide cost effective solutions for Clients within this sector.

EWL have been part of teams working on projects for:

- GEFCO
- Prologis Kingspark
- ASDA
- Waitrose





Railway Property Developments

EWL have many years experience in Railway development project. Our personnel have experience on projects such as:

- **Great Eastern Hotel**
- **Broadgate**
- **Paddington Basin**

and many smaller railway property developments.

As specialist development managers we can be entrusted to undertake any Railway Development project from inception through to completion.

EWL have recently been involved with the Solum Station Redevelopment Scheme, providing Measured Building Surveys of Network Rail Property to aid in the regeneration of tired stations. The EWL building surveyors produced detailed floor plans, elevations and sections of the station buildings, providing the architects and planners with the information needed to carry out the necessary changes and improvements.

The experienced and dynamic team at EWL are able to measure and model all aspects of railway property, from live tracks to abandoned buildings, car parks and approach roads, single line stations to international terminals. We have the skills and equipment for every application and project.

We also undertake additional specialist railway activities such as

- **Landlords Consent**
- **Station Change**
- **Lease agreements**
- **Development Agreements**
- **Train operating company (TOC) Liaison**
- **Technical Approval and**
- **Asset Protection**

We also work in partnership with other developers if any scheme require it.

The demand for sufficient car parking is an ever-increasing burden being placed on retail centres, commercial public and private sectors and industrial development providers whose primary concern may not necessarily be associated with parking. With over 30 years experience of assisting clients in overcoming parking problems, EWL can offer a turnkey service including finance and management for your car parking needs.





- **Feasibility Studies**
- **Project Management**
- **Planning**
- **Design**
- **Funding**
- **Construction Management**
- **Maintenance**
- **Facilities Management**