

CAR PARKS



About Us



EWL is an Engineering Company which specialises in Project Management, Engineering and Infrastructure Consultancy

EWL is managed by experienced Directors, and all of them have more than 20 years experience in Design and Construction of Civil Engineering and Building Projects and Project Finance.

EWL has its own personnel specialising in Project Management, Design Management and Construction Management. The company profile of **EWL** and its management capabilities is provided on our web-site.

This includes the following:-

- Project Management and specialist Car Park advice to all clients.
- Design, Build, Finance and Operate (DBFO) of car park projects.
- Specialist Modular Products on each multi storey car park we undertake.
- Refurbishment of existing car parks
- Green/Sustainable /Carbon Free advice.

In advising our Clients on any car parking issue **EWL's** aim is to provide a "one stop shop" service:

We also recognise that a "one stop shop" approach may not always be suitable. Therefore **EWL** maintains flexibility in its approach to the services provided at any stage of a car park project.

Inception Stage: **EWL** provide Clients with car park Strategies, Business Cases, and Gap Funding

Feasibility Stage: **EWL** prepare feasibility reports, undertake all site surveys, option design layouts, traffic assessments, and option selection studies to assist with preferred option selection process.

Design Stage: **EWL** can design any car park and can provide economies to Clients by utilising modern design and sustainable design solutions where the need is required

Construction Stage: **EWL** have a Minor Works contracting division (<5m) which specialises in car park construction. For larger projects **EWL** provide a full construction management service.

Operation Stage: **EWL** provides a full car park operation service after completion of any car park project





At Grade Car Parks

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.

- Refurbishing and reconfiguration of existing car parks, at grade or multi storey
- Provision of additional and extra spaces utilising user friendly designs
- Value for money
- Safety and ease of use
- Minimal disruption fo existing site operations
- Predictable programme and cost
- On-site Health and Safety benefits
- Low disruption to the local environment
- Sustainable construction
- Undertake all site surveys with in-house team
- Provision of the most appropriate Car Parks solution for a specific site
- Undertake car park business cases to ensure clients needs can be accommodated
- Provision of finance if required to facilitate clients needs
- Provision of additional and extra spaces to existing car parks
- Value for money analysis, business cases, feasibility and optioning reports
- Project surveys, topographical, ground investigation, services, asbestos, etc.
- Project Management
- Outline and detailed designs
- Detailed design and tender documentation
- Construction - ensuring minimal disruption to existing site operations and MMC
- Contract, programme and cost management
- Health and safety management, risk and value management
- Solutions providing low disruption to the local environment
- Environmentally sustainable construction solutions using MMC
- Provision of finance for car parks
- Operate car parks



Multi Storey Car Parks

Specialist in all forms of car parking



EWL has a **TEAM** of **MSCP** specialists. Together they have been involved in the **Design** and **Build** of over **20** car park projects ranging in value from **£500k** to **£15m**.

As Specialists, we take a project from inception to completion. Every project is treated as a bespoke project allowing us to **Value Engineer** the project and choose the best solution for that specific project. – “No project is alike”

With our funding partners we also offer financial solutions for schemes, which allows clients to use their funding for other projects. Our unique permanent demonstration able solutions provides a cost saving solution to clients which provides us with a competitive edge.

EWL Specialists in:

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

Permanent demountable car park by **EWL** at **Tesco – Burnley**. **Flexi Deck** solutions by **EWL** provides the Client with the flexibility of all the possible options in car park solutions to the prescribed specification.





Surveying

EWL provide surveying services and site engineering services on all car park projects. Car Parks are vital and expanding sector in the UK and at EWL we offer fast, efficient, reliable and flexible schemes of work, utilising the latest technologies. With our in house team of PTS (Personal Track Safety) trained staff, we are authorised to work on any railway environment, and also work in restricted areas and have proven safe and appropriate methods of work.

Whether it be a topographical survey of a development land, a building survey or existing structure survey details, we provide clear and concise profiles, models and drawings in both 2D and 3D formats

EWL utilize the very latest survey instrumentation and software to provide detailed and clear survey data, efficiently and most importantly cost effectively. We also undertake NDT surveys and reporting as required

We provide:

As-Built Surveys for Sewer Adoption, Sections 102, 104 & Section 185 to the standard detailed in the latest revision of Sewers for Adoption. This includes providing drawings to the required standard and colouring schedule, supplemented with pumping station land transfer plans and manhole record cards when required. We have extensive experience within the Anglian Water, Thames Water, Severn Trent, Southern Water and United Utilities regions.

As Built Surveys for Highway Adoption, Section 38 & Section 278 (work within existing highways) Surveys coloured to the local authority standard. We have provided surveys within most adopting authority areas and have an extensive database of the required colouring schedules.

Public Open Space Surveys. We provide as-laid plans of the public open spaces detailing extent of the planting, new tree planting, footpaths, play areas, etc. All plans are provided to the standard required by the adopting authority, along with area calculations if required. We are also regularly asked to cross reference POS boundaries against those agreed with Land Registry to provide confirmation of the final as-built position.

We can also provide land transfer plans, deed of grant plans and highway inventories. Whatever the local authority as-built requirement, EWL has the experience and capability to provide it. All our staff experienced in providing as-built surveys, are CSCS approved and have current Confined Spaces certification.





Project Management

EWL has a specialist Project Management Division with the experience and resources to undertake effective project management on behalf of Clients on a wide range of civil engineering and building projects for all schemes, from scheme identification stage through to commissioning.

- **Scheme Identification Stage**
- **Feasibility Stage**
- **Planning Stage**
- **Funding Stage**
- **Design Stage**
- **Construction Stage**
- **Operation Stage**

EWL's project management personnel are suitably qualified and experienced staff with the necessary enthusiasm and drive to ensure the satisfactory completion of any type of project. Back-up facilities are available whether the management services are based in the head office or any of the U.K branch offices.

Having been involved in so many large multi-disciplinary projects EWL has built-up detailed and efficient systems for organising, planning and costing of any project and for controlling their performance. These systems combined with all of EWL undisputed design and construction capability in a wide range of multi – disciplinary projects, including architectural, civil, structural, environmental and renewable energy projects makes EWL eminently capable of providing project management services on any project no matter how large or small, simple or complicated.

The project management role, on some occasion, has covered only in-house study and design activities and subsequent site supervision using the wide range of expertise in the technical divisions of EWL. However, EWL's project management role can also cover the co-ordination and direction of a team made up of external specialities and sub - consultants for large development projects.

Specialist services in:

- **Planning Management**
- **Design Management**
- **Construction Management**
- **Management Contractor**

On certain large and diverse projects on which the Client has appointed several consultants, each being responsible for administration, design and supervision of construction of a major but distinct portion of a project. EWL as a Project Manager, have co-ordinated the programme and interfacing of all the individual Consultants and Contractors, including acting as a Management Contractor.



Feasibility Studies



EWL Car Park Solutions is a division within EWL which specialises in Feasibility and design engineering. It has many years expertise in engineering both in the U.K. and overseas. It has therefore built up a reputation equal to any leading Consultant in the world and can undertake projects large or small of this type with confidence and has successfully project managed numerous schemes.

Services provided by EWL

For the best advice on any project the Client should always contact EWL first.

EWL will structure the Clients requirements appropriately and advise on the best methods to undertake the solution to the clients requirements.

EWL will Project Manage all projects from “cradle to grave” and where appropriate utilise the resources available within the rest of the EWL Group to support the projects.

If EWL Group cannot provide any of the Clients requirements EWL will provide the Client with competent alternatives having undertaken its own due diligence and sub contract the services appropriate to meet the clients needs.

Commercial issues, Cost control, project finance and procurement are EWL’s specialist areas and this will be developed with each Client on a “project by project” basis.

Change management is a very difficult area for all Clients. EWL can manage this on behalf of the Client.

Real benefits to Client

- **Excellent Strategic Planning**
- **Economic Assessments and appraisals**
- **Specialist advise on Contracts/Legal issues**
- **Specialist training for in house usage by any Client**
- **Independent liaison between Network Rail, TOC, Freight Operators, SRA, DfT, HMRI, ORR and other railway bodies.**
- **Risk Assessments**
- **Value Management**
- **Property issues**
- **Asset Managers**
- **Collaborative working and enhancing partnerships and Joint venture strategies.**





Design

No two projects are the same. That's why, with EWL Car Park Solutions; you can select only the services you require to meet your particular needs. From helping you plan and design your car park to taking care of everything from concept to completion, the following services are available as a complete package or individual solutions.

Concept & Consultancy:

From Concept services at the early development stages, advising on such aspects as layout efficiency, designs, and materials to appointing EWL Car Park Solutions as consultants to your project and you will benefit from our many years' experience in planning, designing and building car parks. Our Consultancy service is available to clients not using our Construction and De-Construction services. Design: We offer the full facility to our clients as we have the experience to access each site and to make sure that the demand will be there for the development. We also deal with the local authority and highways authority to make sure we have covered all the angles before any money is invested in the project. Our Design team can meet your every requirement, from planning to producing structural designs to examining the suitability of sustainable materials. Using the latest Computer Assisted Design solutions, the team will serve you rapidly and professionally throughout your project.

Planning:

The Planning service examines every aspect of your car park project, including obtaining statutory approvals, developing designs, selecting sustainable materials, and calculating whole-of-life costings.

Research & Development:

We have an extensive on-going R&D programme to ensure that it stays at the forefront of the latest technology. EWL Car Park Solutions has developed several new products in conjunction with some of its key suppliers and the local University that has propelled to the fore of sustainability in modern Car Parks.





Sustainable Design

Experience in constructing car parks is not enough. Your partner must possess a passion for ensuring the car park is sustainable and of the finest quality.

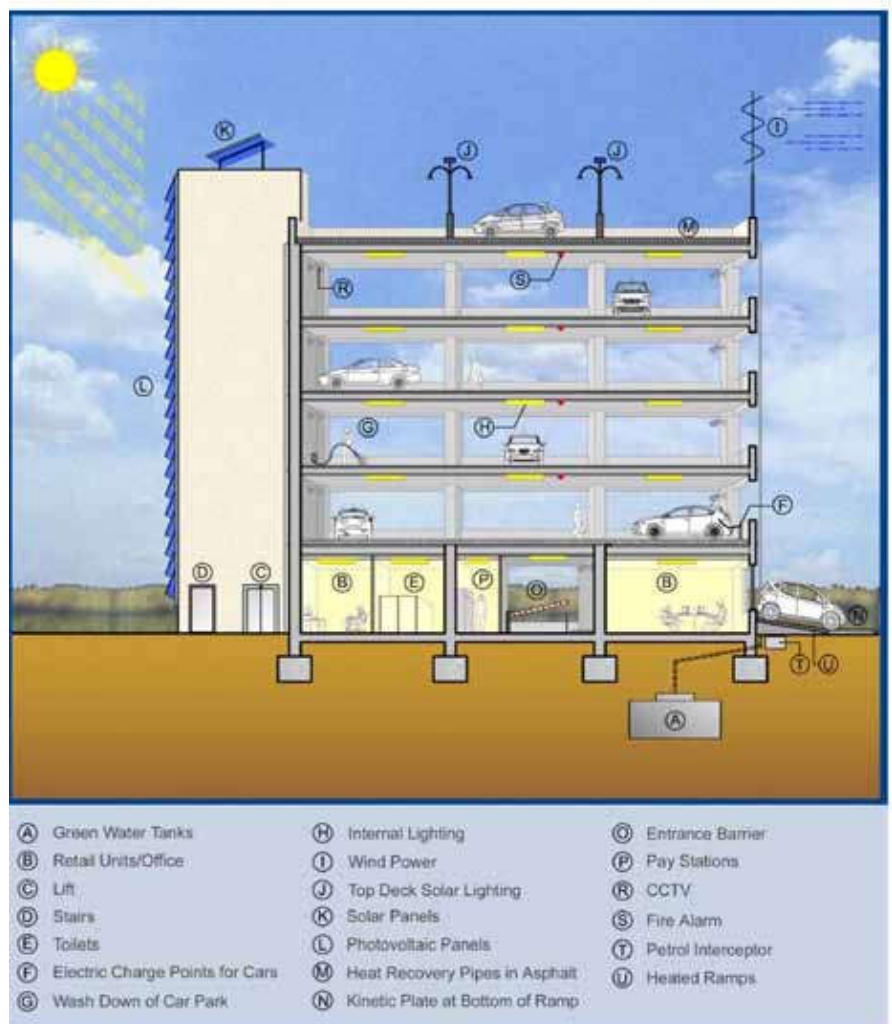
At EWL Car Park Solutions, our bespoke products are among the industry's most lightweight yet robust offerings, reducing excavation and material requirements. In addition, our team will investigate and recommend layouts and materials that provide exceptional quality and cost-effectiveness with a minimal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

Our focus extends to achieving sustainability and efficiency throughout the car park. This involves analysing and implementing such solutions as lighting, fuel generation, thermal heating, alternative power sources and recycling grey (rain) water. Beyond the quality and sustainability of our products, we deliver whole-of-life costings that offer generous cost-savings over time.

This commitment to quality is reflected in our industry standard accreditations, including BS EN ISO 9001:2000 and BS EN ISO 14001:2004. We are dedicated to improving quality by continually developing our people, processes, products and procedures. The result is an approach that aims to take our services to a new level of excellence.

Our diagram on the right clearly illustrates some of the various products we have identified that could be used on a car park to enhance the sustainability and carbon footprint of the car park.

Another example of our experience is the Heat Exchange system we have developed with our waterproof suppliers. This allows us to use the heat generated on the top deck to either COOL or HEAT the building.



Power Generation

- Solar power
- Wind power
- Heat exchange through asphalt
- Photovoltaic cells on structure
- Kinetic energy from plates

Sustainability

- Generation of electricity and heat from renewable sources
- Green water collection for toilets wash-down and landscaping
- Electrical charge points for electric cars
- Steel demountable construction that is reusable
- Recyclable concrete
- Modular off site construction



Construction Management and Supervision

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.

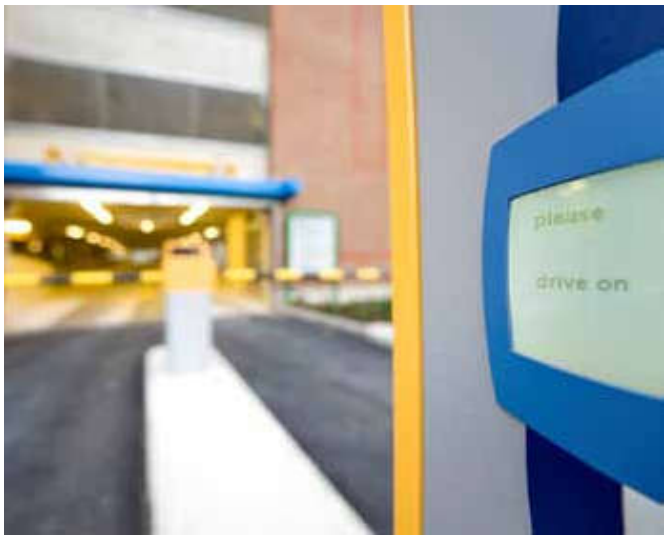
We always ensure that the client receives best value through value engineering every project to try and see if we can reduce cost and risk, while ensuring a high quality product is delivered safely. **EWL** as, an Investor in People, with a highly motivated workforce. We encourage innovation and provide the training and incentives necessary to reward effort and excellence. This is not just limited to our full time staff but is also extended to our preferred sub contractors.

We work in both the public and private sectors and deliver all projects undertaken by **EWL** in the UK and Internationally.



INVESTOR IN PEOPLE





Developments

EWL invest in selective projects where we through SVP's bring 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.

Funding:

EWL Car Park Solutions has numerous services to access funding for car park facilities. EWL has set a target to fund the construction of at least 600 new parking spaces every year for the next 5 years. The latest project that has been awarded was for the DBFO of a MSCP consisting of 7 levels with retail units on the ground floor. The project value is £7m and will take 32 weeks to complete including the retail units. The funding model can be structured in several different ways as indicated in the table below:

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

- Legal
- Funding
- Planning
- Traffic Management
- Design
- Delivery
- Operation

Precedent Condition	Beneficiary
Ownership of the Freehold or party to a 99 year Head lease	Project partner & ICP
Create a 25 year sub lease with a break clause that allowed reversion of the lease to the freeholder	Head Lease holder & individual investor
Act as developer and operator	ICP
A preference to enter into a hybrid sale and lease back i.e. the freeholder sells the head lease to ICP and then enters into an agreement to lease back the spaces for a set period at a fixed cost	ICP

If you have a project that needs funding do not hesitate to contact us as we might be able to unlock funding for your development.





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