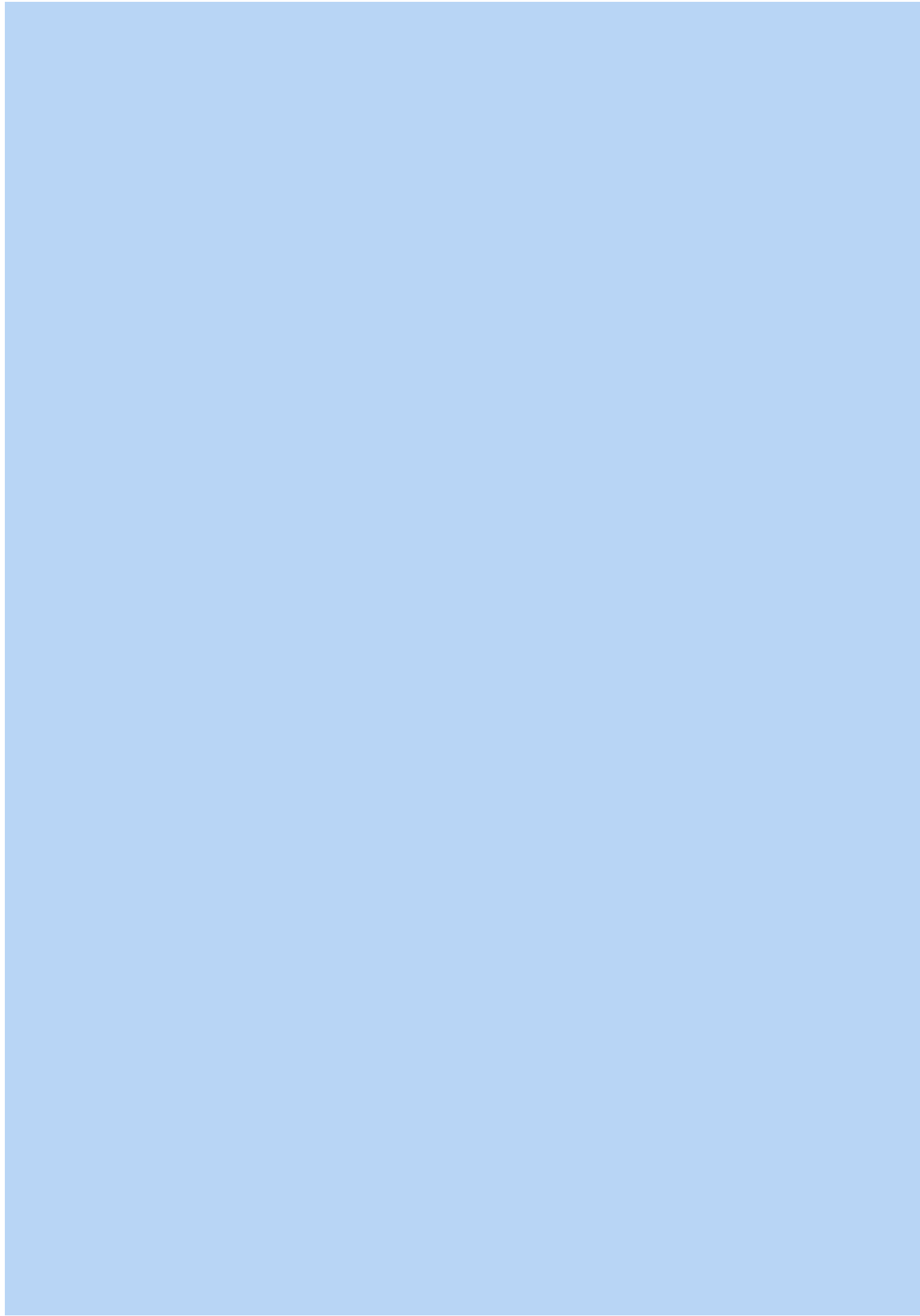


Residential capability statement





About ISG InteriorExterior plc

ISG InteriorExterior are one of the UK's largest companies in the construction industry providing new build, refurbishment, fit out and special works services for owners and occupiers. We undertake projects in various contractual forms throughout the UK ranging in value from £10,000 to £120 million.

At ISG InteriorExterior the importance of relationships runs deep within our culture, we focus on our clients' needs and work alongside the professional teams using our skills and expertise to make their vision a high-quality reality. Our comprehensive range of construction services mean we attract the best staff who are all geared towards delivering on time, to budget and to the highest quality possible in our six core sectors:

- » [living](#)
- » [office](#)
- » [education](#)
- » [retail](#)
- » [hospitality and leisure](#)
- » [public and community](#)
- » [health](#)
- » [technology and industrial](#)



ISG InteriorExterior is presently organised into a variety of divisions and services:

Construction South

[New build](#)

Our new build experience includes projects ranging in value from £7 million to £120 million across a variety of industry sectors and geographic locations.

[Refurbishment](#)

We have regenerated numerous tired and outmoded buildings to create new and productive spaces for our clients including listed properties and world famous landmarks.

Interior

[Fit out](#)

Our assignments range from small bespoke works to entire office towers. Our ability to specialise in all aspects of fit out has earned us an enviable client base operating in a wide variety of industry sectors.

[Special works](#)

Projects requiring small yet unique and distinctive works are continually performed by ISG. We provide a carefully tailored service that has created exceptional interiors and facades for some of the UK's most discerning clients.

[Technology](#)

Our experience in delivering mission critical projects containing a high degree of engineering content includes data centres, laboratories, infrastructure upgrades and manufacturing facilities.

Residential experience

ISG's capability extends from pure fit out to part and full refurbishment of an existing building to the new build of a multi storey tower. We have delivered purely residential premises, as large scale, mixed-use developments, for both public and private clients and carried out individual high quality fit out of homes for private clients. ISG has also worked with various Housing Associations delivering good quality affordable homes and sheltered housing and with Universities to provide student accommodation.

We have developed innovative solutions and highlighted good practice whilst working on high-profile residential projects. Where circumstances have permitted, we have appointed community liaison officers to ensure open and effective communication with our stakeholders throughout the project.

We have highlighted overleaf a selection of residential capabilities.





Dunstan Court

Introduction

Located in the Cherry Hinton area of Cambridge, Dunstan Court is a 46 bed, category 2, sheltered housing scheme with adjacent warden’s house. Dayrooms, assisted bathing, hairdressing and laundry facilities are included together with an external battery car store/charging facility.

The requirement

The focal point of the scheme is a landscaped inner courtyard. Photovoltaic panels providing clean energy to communal areas provided at roof level around the courtyard. Designed to meet the standards for the Secured by Design award, the scheme is located within a particularly constrained site between a parade of shops, an infant school and a church.

The added value

The scheme achieved an EcoHomes rating of “Good”, together with enhanced SAP ratings over and above the requirements of the current Building Regulations in line with client requirements. During the second stage of this two stage partnered scheme, ISG Jackson worked closely alongside the client to ensure the overall budget was not exceeded.

Initial works comprised an asbestos strip out and demolition of existing buildings. CFA piles and ground beams provided the substructure. The superstructure being of a traditional nature with load-bearing brick and block work, hollowcore precast concrete floors and trussed rafters

Local residents and neighbours were kept informed of activities during the works and the scheme was registered with the Considerate Contractors Scheme.

A tower crane was used during the early construction processes up to the point of completion of the roof. This, together with a considered traffic management plan, contributed to the overall success of the project.

“Now that Dunstan Court has been tenanted for over a year Cambridge Housing Society would like to put on record our appreciation of the work of Jackson on the scheme. We believe that the project is a good example of the benefits that partnering can bring when all parties are committed to working together to deliver a complex project on time, in budget and to a quality finish.

Residents and visitors to Dunstan Court inevitably comment on what a fine building it is.”
Pip Cornwell, New Build Manager, The Cambridge Housing Society Limited



Project Title
Dunstan Court
Client:
The Cambridge Housing Society
Area:
46 bed
Value:
£4.3 million
Procurement route & form of contract:
JCT 98
Programme (weeks):
71 weeks
Group company:
ISG Jackson



Desborough, Northants

Introduction

ISG secured this £1.9 million project with Orbit Group, to build a highly sustainable social housing development in Desborough, near Kettering, named the Peaslands Scheme. The scheme incorporates a range of innovative green technologies to achieve the highest possible environmental performance rating, 'Eco Excellent', for newly built homes. The project is widely acknowledged as a beacon development for the Orbit Group, which is consistently at the forefront of creating new communities that minimise their impact on the environment and help reduce living costs for residents.

The added value

The new development comprises 15 new homes, which have been built on a brownfield site. The six apartments and nine terraced houses have all been constructed using innovative timber frame construction technology, which is new to the UK market. The Structural Insulated Panel system used, from manufacturer Kingspan TEK, features fully insulated wall and roof sections that were fabricated within a factory environment and then rapidly connected together on site. The houses were then clad in brickwork and attractive timber slatted panels, with highly efficient softwood double glazed window units installed.

Sustainable credentials abound throughout the development, with a green sedum roof installed on the apartment block and a rainwater harvesting system that stores surface runoff, which is then used for flushing toilets. Efficient under floor heating systems are installed throughout the homes, which also generate their own heat via a state-of-the-art ground source heat pump, which transfers the latent heat from the ground into usable domestic heating energy. Photovoltaic cells have also been installed at roof level to generate emission free, green energy.

The package of green technologies at this landmark development enhances the living environment for residents, with light, airy and contemporary accommodation that, at a time of growing energy and utility bills, will prove highly advantageous for residents. New materials and technology were tried on the project, and what was learned here, will be applied by both Orbit Group and ISG Jackson on other schemes.

Project Title

Residential Development,
Deesborough, Northants

Client:

Orbit Group Limited

Area:

15 homes

Value:

£1.9 million

Procurement route & form of contract:

JCT 2005 Design & Build

Programme (weeks):

32 weeks

Group company:

ISG Jackson





D'Arcy House

Introduction

Following on from the success of the award winning 'Fred Tibble Court', the same team came together to deliver the next in line of innovative ExtraCare schemes in the London Borough of Barking and Dagenham. D'Arcy House is an ExtraCare scheme with a difference.

Added value

Utilising an existing land-locked and unused allotment site, the scheme comprises 36 one and two bedroomed flats within a central block, built to ExtraCare standards, surrounded by 16 one and two bedroomed bungalows, all set in a 'HomeZone' environment. Featuring a 'green' bio-diverse roof, solar hot water and building mounted wind turbines; the scheme is a model of sustainable construction and is designed to meet a number of exacting standards which include:

- » 10% saving in carbon emissions through the use of renewable energies
- » bespoke EcoHomes 'Very Good' standard
- » The Housing Corporation's 'Scheme Development Standards'
- » secured by design
- » 'Lifetime Homes' Standards
- » BRE Housing Associations Handbook
- » Access Committee for England's Criteria for Accessible General Housing

The sustainable nature of the project was extended by the management of the design and construction process on an online web portal, saving time, cost and resources. The partnering arrangements that ISG had established on previous schemes of this nature with Hanover resulted in its ability to employ the same personnel, thereby benefiting the scheme via continual improvement, feedback, direct and open communication, trust, and a shared understanding of each party's goals and objectives.

Project Title

D'Arcy House

Client:

Hanover Housing Association

Area:

36 flats

Value:

£5 million

Procurement route & form of contract:

JCT 98 with Contractor's design

Programme (weeks):

60 weeks

Group company:

ISG Jackson



Jersey House

Introduction

ISG Jackson secured this £1.5 million fast-track project with The Guinness Trust, one of the largest housing associations in England. It was to design and build 16 new affordable homes in Westcliff-on-Sea, Essex.

The requirement

The high profile residential project commenced with the demolition of a number of existing derelict properties on the site. ISG Jackson then constructed a three-storey, timber frame building, providing 16 flats in one and two bedroom configurations. Six of the apartments are for private ownership and ten for shared ownership. Each apartment has its own balcony. The apartments were constructed using Sevenoaks yellow stock, with rendering and some cedar boarding to the façade and a high performance pitched membrane roof.

The added value

The tightly constrained site provided challenging working conditions, with the new building occupying the entire footprint of the site. Utilising the sloping nature of the site, ISG Jackson formed a basement car parking area beneath the building, and carried out a range of external hard and soft landscaping finishes.

The project achieved a 'very good' Eco Homes rating. "Following the residents moving in, we have had lots of positive feedback from residents pleased with their new home and the quality. I would also like to add my appreciation to everyone involved in the planning, building and finishing of the scheme. Out of all the schemes I have taken handover of, this has been very smooth and I am also very pleased with the look and finish. Well done and thank you everyone." Justin King, Housing Manager, The Guinness Trust

Project Title

Jersey House, Palmerston Road, Westcliff-on-Sea, Essex

Client:

The Guinness Trust

Area:

16 homes

Value:

£1.5 million

Procurement route & form of contract:

JCT 2005 Design & Build

Programme (weeks):

46 weeks

Group company:

ISG Jackson





Brewery Wharf, Leeds

Introduction

A highly prestigious riverside City Centre residential development, comprising six apartment blocks built over three phases. The final phase comprised 98 apartments, giving 323 apartments overall.

WINNER OF THE PRIDE IN THE JOB & SEAL OF EXCELLENCE AWARD FOR NHBC



Project Title

Brewery Wharf, Leeds

Client:

Barratt Homes Ltd

Area:

323 apartment

Value:

£33.5 million

Procurement route & form of contract:

JCT 98 with Contractor's
design

Group company:

ISG Regions

**Project Title**

Trinity One, Leeds

Client:

Nixon Homes Ltd

Area:

111 homes

Value:

£9.2 million

**Procurement route
& form of contract:**

JCT 98 with Contractor's
Design and amendments

Programme (weeks):

70 weeks

Group company:

ISG Regions

Trinity One, Leeds

A major new City Centre residential scheme in the heart of Leeds. The scheme comprises the design & build of 111 prestigious new apartments on 14 floors, incorporating single level basement parking.



High Street, Manchester

City Centre site with 49 apartments and retail at ground floor. Concrete frame and floors, rainscreen cladding, render and composite windows.



Project Title

High Street, Manchester

Client:

City Loft Developments

Area:

49 apartments

Value:

£4.3 million

Procurement route

& form of contract:

JCT 98 with Contractor's design

Programme (weeks):

60 weeks

Group company:

ISG Regions



Nido Spitalfields - Project update June 2009

Introduction

ISG is currently on site constructing a 35-storey building in the heart of the bustling Spitalfields district of London. The £118 million development will provide 1,200 student beds as well as retail units, 50,000 ft² offices, 11 residential apartments and leisure facilities. The scheme is being developed by specialist student accommodation firm, Nido Student Living.

The project

The design is a traditionally reinforced concrete frame with unitised cladding. ISG has worked with their supply chain to bring the latest concrete technology to the project. We have utilised a slip form system with a 22T jack system which provides greater vertical accuracy, pre-cast columns, roll mat reinforcement and two-storey self climbing formwork hoists.

The central slipform core was completed three months ahead of schedule. This achievement is attributed to the introduction of temporary beams to strengthen the completed sections every six floors above level 21, providing the stability to allow the process to continue to its ultimate height of 35 stories. This resulted in the central towers' stairwells and lift shafts reaching the top of the building just prior to Christmas 2008. Despite planning restrictions limiting work between the hours of 8am and 6pm, the slipform was raised on a daily basis up to 1.8 metres in height. Vertical transportation is via four hoists serving the tower, two tower cranes and beneficial use of passenger lifts. Other features of the project include circular structural support columns from the basement to the third floor, forming a spacious entrance foyer.

The office building is fully clad and roof works complete. Tenant fit out works have commenced and are due for completion in November 2009. The passenger lifts are installed and the hoists will be removed in July 2009.

Project Title

Nido Spitalfields

Client:

Blackstone

Area:

512,000 ft²

Value:

£118 million

Procurement route

& form of contract:

Negotiated Design and Build
with sectional completion

Programme (weeks):

148 weeks

Group company:

ISG InteriorExterior



Hamilton Court

The works, which are situated in the city centre, comprised the design & build of a seven storey structure for 105 high quality apartments with basement car parking and an internal courtyard.

The steel framed structure with composite upper floors is founded on piles and pad foundations. The basement construction entailed substantial temporary works to the perimeter and underpinning of adjacent buildings prior to the construction of permanent retaining walls.

The envelope is of masonry, composite cladding, curtain walling and aluminium windows. The main roofs are a composite standing seam with single ply membrane and concrete slabs to high level balconies. Other balconies are of galvansied steelwork, powder coated balusters and timber decking. Domestic plumbing, mechanical ventilation and electrics to the apartments, communal areas benefit from lighting, emergency lighting and a fully integrated fire alarm system.



Project Title	Hamilton Court
Client:	Priory Investments (Charles Street Ltd)
Area:	105 apartments
Value:	£9.1 million
Procurement route & form of contract:	JCT 98 with Contractor's design
Programme (weeks):	72 weeks
Group company:	ISG Pearce



Project Title

Redcliffe Village

Client:

Crown Dilmun (Redcliffe) Ltd

Area:

520 m²

Value:

£5.1 million

**Procurement route
& form of contract:**

JCT 98 with amendments

Programme (weeks):

72 weeks

Group company:

ISG Pearce

Redcliffe Village, Phases 1&2

The project

This project is the first two phases of a large mixed use development. The scheme comprises of the demolition and clearance of the existing buildings, alterations to party walls and an extensive archaeological dig. This was followed by the design and construction of 71 one and two bed apartments including circulation areas over seven floors, retail area at ground floor level, basement car parking, hard and soft landscaping.





Private Residence

Introduction

ISG completely rejuvenated this central London building, converting it from commercial use into a major new residential development. ISG's projects team, who specialise in extremely high quality residential interiors, were then engaged by the owner of this apartment to undertake a complete fit out of the space.

The requirement

For this property three flats were converted into one spacious open-plan living space. In a marked departure from their previous properties, which were very traditional, the owners of this apartment were seeking a sleek, contemporary style.

The added value

The totally bespoke joinery was a major feature of this project. The client had very definite ideas as to how the joinery should look and function and was heavily involved with the design of each piece. Each element had to fit exactly and close tolerance required the highest levels of craftsmanship. Our team worked extremely closely with the joiner, who was chosen by the client and was accustomed to working for private individuals rather than contractors, to co-ordinate the installation of the wall panelling and joinery. The team overcame the logistical challenge of how the joinery was all going to fit together by using templates, rather than drawings. Somewhat unusually, templates of every single item were made, like a giant jigsaw puzzle, including correx templates of the smooth corners. This attention to detail and the team's exacting standards ensured that everything fitted together first time.

Value engineering was carried out on the project, one element of which was the removal of high end joinery from the back of house areas.

Our client said.....

"We have reconfigured many buildings over the last 40 years. This was the most radical project. When all the pieces actually fitted together and produced the home we had envisaged in our mind's eye - on time, on budget, and exhibiting a serious amount of wow factor - we knew we had picked the right team to make it all happen." Private client

Project Title

Confidential

Client:

Confidential

Area:

2,800 ft²

Value:

Confidential

Procurement route & form of contract:

JCT Minor Works

Programme (weeks):

20 weeks

Group company:

ISG InteriorExterior plc



Wandsworth Riverside Quarter

Introduction

Wandsworth Riverside Quarter is a high quality residential and commercial development overlooking the River Thames adjacent to Wandsworth Town.

The requirement

The developer is creating a vibrant waterside community. The work has been undertaken in phases, each phase being built in the overall development style, giving the development the sense of organic growth with minimal impact on the occupiers of the initial phases.

The added value

ISG worked closely with the client to value engineer the scheme as much as possible.

We advised the use of aluminium plastic coated pre-insulated pipework instead of metal which was more cost effective and easier to install and maintain.

Locating the remote SAV commissioning boxes within the risers enabled some commissioning to be carried out outside of the apartments without the need to access the drywall.

Combining fan coil and underfloor heating controls allowed closer control of heating and cooling to the apartments.

Green electricity was used during construction and ISG provided this facility for each occupant's future use.

The project involved major liaison with the Environment Agency as the new building foundations adjacent to the River Thames were formed over river wall protection thrust blocks.

Our client said.....

"The construction was well managed. I would be very pleased to have the team on a future project."

Martin Walker, Project Director, Fraser Property Developments Limited

Project Title

Wandsworth Riverside Quarter

Client:

Wandsworth Riverside Quarter Limited

Area:

95,000 ft²

Value:

£27.2 million

Procurement route & form of contract:

2 Stage Design & Build

Programme (weeks):

96 weeks

Group company:

ISG InteriorExterior plc





Imperial College

Introduction

The College has three properties at numbers 46, 47 and 48 Princes Gardens. The development consists of six storey Victorian properties, together with three mews properties at the rear of the Princes Gardens buildings which are located at numbers 78, 79 and 80 Princes Gate Mews.

The project involves the substantial refurbishment and conversion of the three Victorian properties together with the associated mews buildings. These properties will be finished to a very high specification, retaining as many of the original features as possible, and will be available to let on the open market.

The project

The buildings were originally part residential and part commercial office space, all accessible via individual entrances. In order to create a unified apartment block, a new single entrance to access all the flats was essential and involved reconfiguring the existing space. The project was extremely challenging both logistically and structurally.

The demolition alone took approximately 6 months to complete and was carried out top down throughout the building. In order to reconfigure the lightwells and create a further three flats in the basement, the project involved an extremely complex temporary support scheme. As each floor (across the three buildings) was removed, steelwork was installed and a new acoustically improved floor created, changing the heights of the floors and allowing enough floor to ceiling height in the basement to create the additional flats.

The buildings are in a conservation area and we were not permitted to bring materials in or out of the Mews at the rear. Therefore the 6,000 tonnes of rubbish generated by the demolition had to be removed via the front of the building from the first floor rubbish chute into wait and load skips, amounting to over 400 skips.

The surrounding area is mainly residential, so the Project Team set up monthly meetings with the neighbours, to enable them to voice any concerns that they had during the course of the project. It is testament to the team's positive and proactive attitude that they have not received a single complaint and also scored highly in the Considerate Constructors satisfaction questionnaires.

Project Title
46-48 Princes Gardens,
London SW7

Client:
Imperial College London

Area:
22,634 ft²

Value:
£7.6 million

Programme:
62 weeks (due to complete on
12 August 2009)



Marylebone Village Estates Limited - Faraday House

Introduction

Faraday House is a major new residential development in central London.

The requirement

The client's key priority was to maximise the number of residential units within the space. Extremely high quality finishes were required throughout each apartment to reflect the development's exclusivity and elegant style.

The added value

All 38 affordable flats were handed over to the Housing Association in phases six months prior to completion. We achieved this by beginning the envelope of the building once the concrete frame had reached the second floor. This allowed early commencement of the fit out works, working from the bottom up. Although great for the client this had the added challenge for our team of having to work around the occupants of these flats and ensuring that disruption was kept to a minimum. Close contact with the residents was maintained and we ensured that the local community was kept up-to-date with progress on site via a monthly newsletter.

A high level of services co-ordination was required due to the special constraints within the apartments abutting the existing façade and the density levels being achieved within the development.

ISG gained excellent scores from the Considerate Contractor Scheme.

Our client said.....

"The Faraday House project has proved to be challenging both in terms of design and delivery. We chose ISG as our contractor because of the strong working relationship with the company. We were also conscious of ISG's ability to finish a project well and are certain that the entire team will be proud of what we have developed here." - George Kyriacou, Managing Director, CIT

Project Title

Marylebone Village Estates

Client:

Marylebone Village Estates
(GP) Ltd

Area:

136,000 ft²

Value:

£27 million

Procurement route & form of contract:

Fixed Price Two Stage

Programme (weeks):

129 weeks

Group company:

ISG InteriorExterior plc





Private Residence

Introduction

The property is situated in one of London's most exclusive addresses north of the River Thames.

The requirement

A complete refurbishment of a Grade II Listed Georgian-fronted terraced town house and a remodelling of the meews building was required. The main bulk of the work involved removing the mezzanine levels insensitively installed in the 1980s and restoring the house to its original levels. The client instructed that all replacement building fabric was designed to the highest specification.

The added value

Due to the highly specialist nature of the works, there were, on average, up to 100 different craftsmen on site at any one time with over 30 artisans employed directly by the client. These were all managed successfully by ISG's on-site team who maintained a close relationship with the neighbours (many of whom are high profile and were in residence throughout the works).

Extremely high quality was achieved through ISG's carefully selected, specialist supply chain. We utilised the supply chain's high resource levels to ensure that the programme was maintained. The close relationships we forged with the design team enabled us to solve issues such as low ceilings and lack of access.

ISG ensured that the Construction Manager's skills were closely matched to the client's requirements at each stage of the project with a strip out expert involved at the very start and a specialist finishing manager at the very end to ensure optimum quality.

Throughout the works there were a number of unexpected elements which had the potential of over a month's delay to the project. For example, the discovery of unstable foundations led to the underpinning of party walls. We overcame this and other issues to complete the project on time.

The project's location is in a conservation area and as the building itself is Grade II Listed and of historical importance, the site was extremely sensitive. All works carried out were sympathetic to the building's character with some elements, such as the original wrought iron gate and railing, removed and stored off site for the duration of the works and subsequently reinstated so as to avoid damage.

Our client said.....

"ISG has done five projects for me. My most recent, a Grade II Listed house, was a very big project indeed. Homes are very difficult things because they are so emotional. ISG has always produced good teams and has done a very good job at a 'home' level, where they've been as responsible as they can, to the things that make a difference." Private client

Project Title

Confidential

Client:

Confidential

Area:

4,295 ft²

Value:

£2.8 million

Procurement route & form of contract:

JCT 2005

Programme (weeks):

52 weeks

Group company:

ISG InteriorExterior plc



Albion Riverside

Introduction

Albion Riverside's truly contemporary design was created by Foster + Partners. It was envisaged to be much more than a residential building and successfully incorporates restaurants, retail outlets and leisure facilities, making it one of London's most prestigious mixed-use developments.

The requirement

The Albion consists of three separate buildings. The main residential element comprises 11 storeys of 190 apartments and penthouses and a 44 unit, three storey key worker housing block. The commercial element of the building is located on the ground floor, taking full advantage of the Thameside location.

Each apartment was designed and constructed with flexibility in mind. Sliding partitions allow spaces to be opened up or divided for different uses, while balconies offer an extension of living spaces. All the apartments are air conditioned, with independent central heating, and pre-wired for smart technology, enabling main services to be controlled remotely.

The building's sinuous form features glass facades with double curvature and extensive areas of fair-faced concrete.

The added value

Domestic water systems were installed using no heat copper jointing systems which led to time savings and a reduction in fire risks on site.

A coiled pipework system reduced the risk of early contamination of the system and associated risk of water damage. It also simplified the sequencing of subsequent trades.

ISG adopted a precast "hollow" sandwich panel construction for the affordable housing element. This resulted in significant time savings; reducing the programme from 32 to 24 weeks as well as less noise on site and thus minimised the impact on neighbours.

Our client said.....

"ISG's approach has been refreshing in its focus on delivery to high standard within the constraints of budget and programme" - David Benyon, Senior Project Manager, Hutchison Whampoa Property

Project Title

Albion Riverside

Client:

Hutchison Whampoa Europe Ltd

Area:

600,000 ft²

Value:

£105 million

Procurement route & form of contract:

Construction management

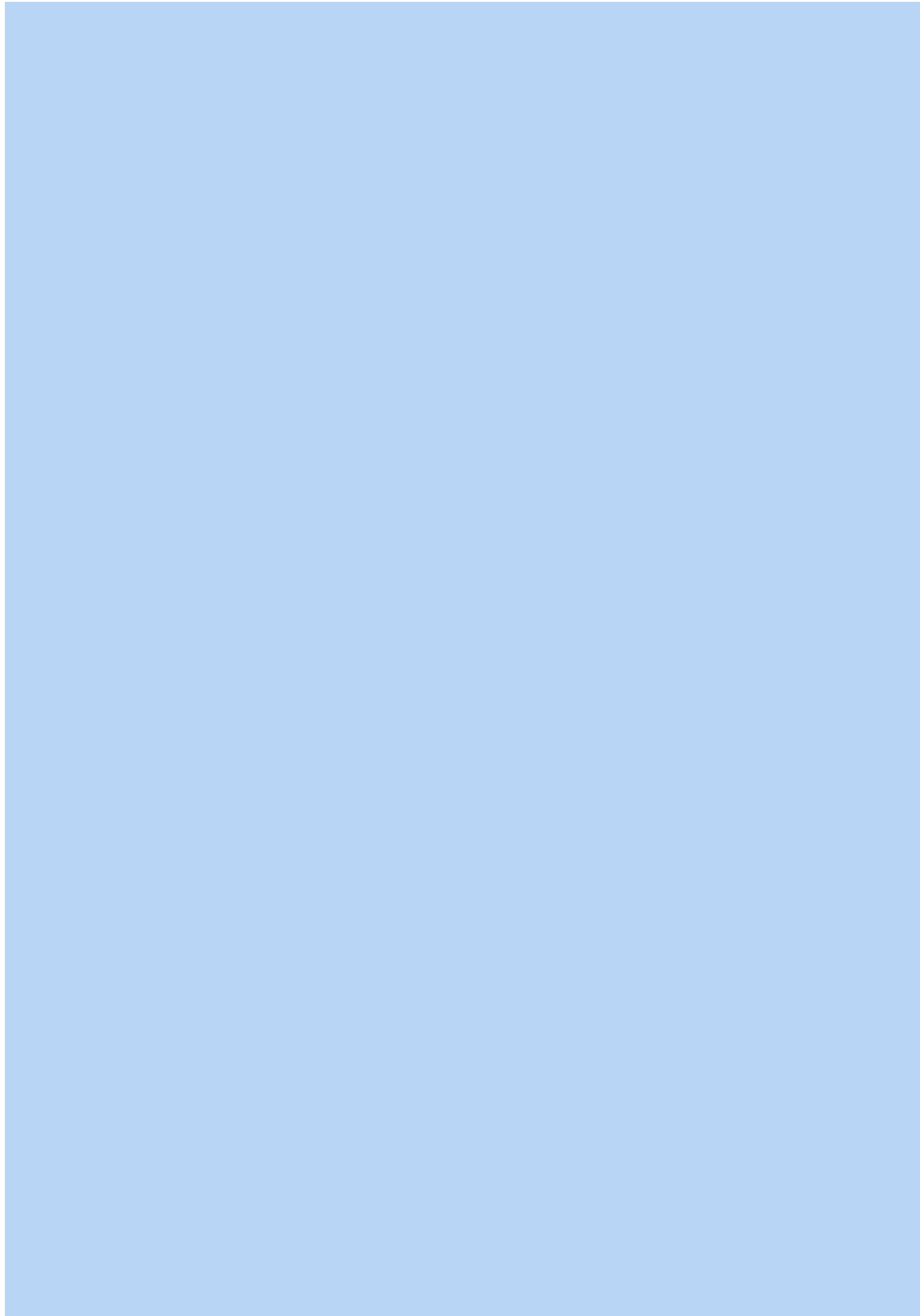
Programme (weeks):

158 weeks

Group company:

ISG InteriorExterior plc







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