

Specialists in design, engineering and construction

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For more information about how Faircloth or Atcost can help with future development projects, please call either David or Darren Faircloth.

## Former Bacofoil factory transformed into eight industrial units



**Client:** PMB Holdings  
**Architect:** HKR Architects  
**Quantity Surveyor:** Quantum Consulting  
**Duration:** 33 Weeks  
**Value:** £2.65 million

**ON SCHEDULE:** The Faircloth Group completed the £2.65million factory redevelopment on time

A £2.65 million redevelopment of a factory in Amersham has been completed on schedule by the Faircloth Group.

The 33-week project transformed a 90,000 sq ft pre-cast concrete former Bacofoil Factory into eight industrial units.

Using the expertise of Atcost – a division of Faircloth which specialises in concrete structures – the existing frame of the building was retained whilst a new roof,

floor, cladding, doors, windows, access route and external drainage was built around it.

Johnny de Lisle, a director of the customer PMB Holdings, said: "We are very pleased with the service provided by Faircloth through its subsidiary Atcost. Everything was done on time and on budget and the first unit is now under offer."

Utilising the old frame rather than demolishing and rebuilding it reduced costs and saved three months on the project without compromising on build quality.



**HIGH QUALITY:** The site before Faircloth got to work in Amersham (inset) and the end result

Commercial Builders of Sussex

## News Update

### New development boosts local enterprise in Dagenham

**WELCOME** to the Winter 2011 edition of our newsletter which gives details of some of the major projects The Faircloth Group has been working on over the past few months.

Since Faircloth was established 30 years ago, the company has worked across all sectors, adapting its skills and contacts to successfully complete a number of varied projects.

Since its formation the company has built more than 230 factories, including seven industrial estates.

During that time its work has been governed by the importance of offering good service to customers – and this is a philosophy that remains at the heart of Faircloth today.

The company continues to specialise in design and construction of commercial and industrial units, providing concrete and steel solutions through the expertise within Faircloth and Atcost.

Specialist labour covers all the trades with the majority of staff being long-serving employees.

Highlights of the past few months include diverse projects from a Subway unit in Bristol to the transformation of a former Bacofoil factory in Amersham.

For more information about Faircloth, please do not hesitate to contact either David or Darren Faircloth or visit the websites at [www.faircloth.co.uk](http://www.faircloth.co.uk) or [www.atcostgroup.co.uk](http://www.atcostgroup.co.uk)

**Client:** GLE Property Developments Ltd  
**Engineer:** GC Partnership & Engineers  
**Architect:** GC Partnership & Engineers  
**Value:** £3.8 million



**NEW LOOK:** Work progressed smoothly on the former recycling depot (above). Below, the finished project

A FORMER recycling depot in Dagenham has been turned into a hub for businesses thanks to the Faircloth Group.

The construction specialists recently completed the Dagenham Enterprise Centre project – which is made up of modern office space and industrial units – for GLE Property Developments Ltd.

"The working relationship between GLE and Faircloth on this project has been very positive and the end result is a building that looks great with excellent build quality. This has led to us receiving a number of offers for the units already," said Steven Wright, associate director of GLE Property Developments Ltd.

The development was built on 34,500 sq ft of

land owned by London Borough of Barking and Dagenham Council (LBBD) as part of the local authority's strategy to offer small and medium sized firms affordable space to grow without leaving the borough.

LBBD received government funding for the project through the Local Enterprise Growth Initiative (LEGI).

Funding for environmental elements of the project was also secured from the London Development Agency's (LDA) European Regional development Fund (ERDF) programme 2007-13.

This funding – together with Faircloth's expertise – enabled the development to achieve an Excellent rating of BREEAM, the leading standard for best practice in sustainable building design.





# Faircloth's 'master job' for Harrow School

A PRESTIGIOUS school dating back to the 17th Century has had a new dining hall extension by the Faircloth Group.

The Harrow boys' boarding school had its Shepherd Churchill dining hall extended to house an industrial dishwashing facility.

The former dishwashing area was then refurbished in line with the dining hall to create more room for pupils.

The masters' dining hall and kitchen, on the upper floor of the hall, was also stripped out and re-fitted, including the removal of a spiral staircase and installing a lift to connect the pupils and masters' facilities.

"There were some tricky parts to this project, such as installing a lift within a very tight enclosure," said Tony Wilson from the Faircloth Group.

"The site of the extension was on a 30-degree slope so before we could carry out excavation and piling work we had to do some earth support work.

"We also had to carry out all the work within the confines of a working school environment, whilst maintaining physical separation from both pupils and staff."



TUCKING IN: Students enjoying their new dining hall

**Client:** Harrow School  
**Duration:** 18 Weeks  
**Architect:** Reed Associates  
**Project Manager:** Gardiner and Theobald  
**Value:** £725,000



GRAND DESIGN: Harrow School where Faircloth recently finished a project

# A new first impression for Reading offices

OFFICES built in the 1980s have been given a second chance to make a first impression after the Faircloth Group created a new entrance.

RO Developments instructed Faircloth to transform the entrance to a development in Reading to create a more approachable welcome for visitors.

Over 28 weeks the building was stripped back to its original shell and reconstructed to look like a new building.

Faircloth appreciates that property owners place a lot of emphasis on the building entrance and are prepared to invest to ensure it makes a real impression.

A new portico was created and the building was taken back to a shell before being reconstructed. A new interior was developed to include environmentally-friendly mechanical and electrical installations. There were new finishes throughout, with raised access floors, suspended ceilings and new high spec w.c facilities and entrance lobby.

"Our brief was to give it a real sense of entrance which involved an extension, creating double height head space, removing a redundant staircase and extensive internal refurbishment," said Jake Noble from Buckley Gray Yeoman architects.

"This was the first time we worked with Faircloth and there were absolutely no issues with the whole project."



**Client:** RO Developments  
**Duration:** 28 Weeks  
**Architect:** Buckley Gray Yeoman  
**Value:** £1.25m

WELCOMING: The new offices

# Faircloth helps to add value to popular Rugby retail park



**Client:** TIS Property Services LTD  
**Engineer:** HBPW  
**Duration:** 14 Weeks

NEW AND IMPROVED: Striking new retail units in Rugby

UNUSED parking space at a successful retail park in Rugby has been transformed into striking retail units by the Faircloth Group.

Faircloth built an independent pod of three retail units for TIS Property Services Ltd at Junction One Retail Park in a 14-week contract. Working with the engineers HBPW,

Faircloth constructed the building in a style that matched existing units on the retail park, including use of a stone band within the brickwork.

"Working with Faircloth on this project we were able to complement their extremely proactive approach as a contractor with our

own innovative design ideas to ensure the customer received the best possible service," said Paul Withers, managing director of HBPW.

A mansard design also allowed the air conditioning and other potentially bulky mechanical units to be hidden from view on a flat roof behind the parapet façade – this was a key planning requirement to make maximum use of the space available.

Speculative builds such as these units are unusual in the current economic climate, however this project made better use of land already available in a very successful retail park and demand is expected to be high.

# Three units converted to one

THE Faircloth Group has converted three retail units into one on behalf of FTSE100 property company British Land.

The largest quoted retail landlord in the UK strategically took back the units as part of an active asset management initiative at the 675,125 sq ft Eastgate Shopping Centre in Basildon. The move allowed a number of existing retailers to move within the centre as well as creating a large new store.

British Land appointed Faircloth to carry out the conversion in order to proactively create the size of unit that a number of retailers with active requirements in Basildon were seeking.

The conversion – despite being a large structural job requiring a lot of skill – was completed on time and within budget.

It involved the removal of the load-bearing division walls and installation of temporary and permanent structural steel support that made it safe to carry out the alterations.

**Client:** British Land  
**Professionals:** RLB  
**Engineers:** Evolve  
**Architects:** Haskoll's



As part of the work a new goods lift was also fitted, providing a necessary benefit as the store is over two floors.

Faircloth felt the work was a prime example of the huge difference its teams can make by converting a space into a great retail opportunity.

Poundworld has since moved in and the development made headline news in the local press. Anchor tenants at the shopping centre include Debenhams, Asda, Next, Primark, Topshop and Topman.