

ease

Building with
We Are Ease



**Bespoke Housing
Experience**

We run our business on referrals...





Welcome...

Established in 2010, becoming the South West's leading Construction Management (CM) Consultancy, proven across multiple unique and challenging projects, Ease now offer a broad range of services to help manage your construction schemes: Construction Management, Project Management, Development Management, and Project Doctor.

Whichever service is right for you, be assured they are all delivered with passion, commitment, and in an open and honest environment.

We pride ourselves on being forefront in the success of your project's delivery. Our core values (Integrity, Collaborative, Cheerfulness, Accountability, and Professional) form the foundation of an ethos in which the company was founded, recruits its staff, and operates by.



We Are Ease managed this challenging job from the drawing board to completion. They overcame the problems of difficult access, a sloping and rocky terrain and a demanding design to see the job through to a high standard finish. They overcame a number of logistical and technical issues that arose en route and always went the extra mile to ensure the job was completed to our satisfaction.

Private Residence Client

Salcombe, Devon





Our Core Values

Integrity

Being honest and keeping our word

Collaboration

Working hard together

Cheerfulness

Making humour the heart of morale

Accountability

Owning our actions

Professionalism

Doing our jobs with skill, competence, ethics, and courtesy



Project: Private Residence
Client: Private
Location: Salcombe, Devon
Value: £3m
Duration: 30 months



Our Core Services

Construction Management

Sometimes the traditional approach to contracting exposes you to too much risk. That could be cost, time, inconvenience or just hassle. Our Construction Management services enable you to take control of the project and helps you manage these risks in a pro-active way. Through the pre-construction period we work closely with the design team to develop an economic and buildable solution. Working together to initially identify the risk and then come up with ways to eliminate and mitigate them. Once we have gone through this process everything is ready to start on site. This is when we put our site team in place to run the project, operationally, health and safety, and commercially, and be your Principal Contractor for the purposes of your CDM (Construction, Design and Management) obligations. As always our Ease team are 100% committed to delivering your project successfully for you.

Development Management

Now that we have been involved with some key clients for a number of years, where a significant degree of trust has developed between them and Ease, something we are being increasingly involved with is Development Management. We advise and assist our client with initial land assembly, development of the master plan, buildability and profit feasibility, then manage the inception to completion. This intense involvement from start to finish realises the best and most profitable outcomes for our clients, and limits inevitable stresses for them.

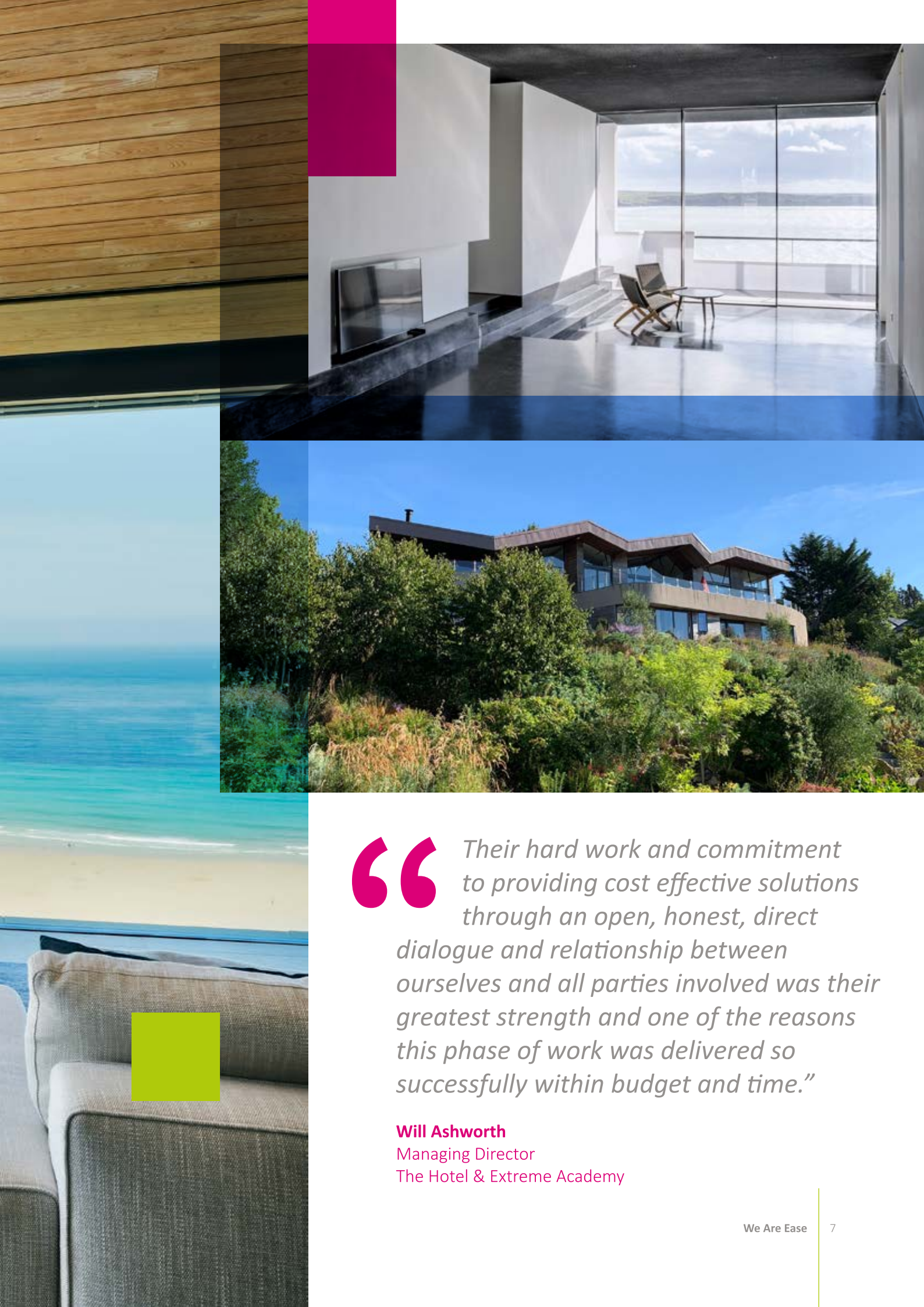
Clients Project Management

When you decide to move forward with a Capital Project, be that a new house or business expansion, it can be a daunting task. We are able to work with you to help you understand how to tackle your project and draw up a timetable of the key stages of the project. Not only does this give a clear route from A to B and through to Z, it also enables you to carry on with your day job without diverting all your time into managing the project. Our approach to this service is to understand your business or objectives from the project and then move things forward focused on your objectives. For our business clients we are seconded into their organisation to manage the projects as part of their team.

Project Doctor

Like many things in life it's good to get a second opinion about how your project is going, especially if you have some concerns or doubts. We're happy to have a look at your project, at whatever stage it is at, and look at things with a fresh pair of eyes. Sometimes this just settles your concerns but in other instances we have been able to significantly reduce costs, simplify the design, reduce the risks or help to eliminate defective work. All this can be done in confidence so not to disrupt your team and changes can be implemented when you are ready to make them. Please do feel free to call us to see if we can help. It's surprising to many what a difference we can make.





“ Their hard work and commitment to providing cost effective solutions through an open, honest, direct dialogue and relationship between ourselves and all parties involved was their greatest strength and one of the reasons this phase of work was delivered so successfully within budget and time.”

Will Ashworth
Managing Director
The Hotel & Extreme Academy



The Old Rectory

Client: Private Client
Location: St. Ervan, Padstow, Cornwall
Value: £1.5m
Duration: 14 months



This unique grade II listed property was in demand for some detailed restoration and refurbishment following a recent purchase by our client. The existing glazed extension that joined the main house to the external coach house was demolished and subsequently, a new large extension was constructed with heritage stone walls, standing seam zinc roof finishes, aluminium windows & doors and a modern interior that complimented its surroundings.



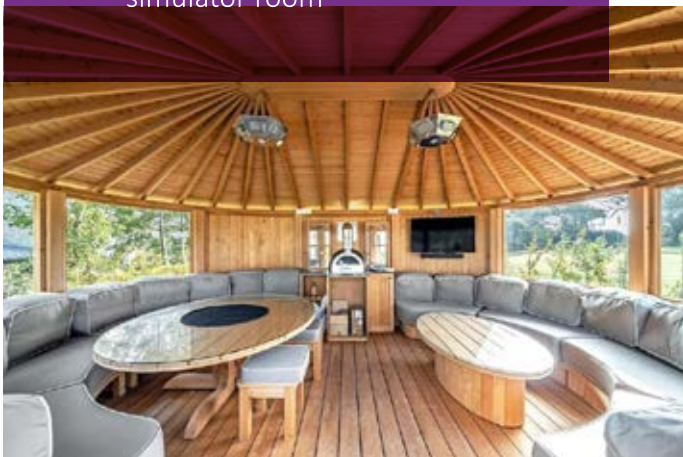
In addition to the new build extension, we were commissioned to undertake all of the restoration and re-decoration works within the existing property, comprising of new bedroom layouts, en-suites, gym facilities, living room adaptations and upgrades to the existing utilities and heating systems.

Adjacent to the existing house was a 90m² 'L shaped' garage which was vertically extended to accommodate the clients requirements for a new golf simulator room and car port which was constructed as part of the first phase. All external works and soft landscaping were completed towards the end of the project, contributing to the stunning scenery that this property now has to offer.



Key Stages/Unique Characteristics

- Grade II listed building
- 6 Bedroom property
- A changing and evolving project brief during the development
- Modern meets heritage
- Footprint comprising of 3 acres of landscaping
- Garage extension to form golf simulator room





Quay Hill

Client: Barbican 19 Ltd
Location: Exeter, Devon
Value: £2m
Duration: 20 months

The Riverside Baptist Church project can only be described as one of our most challenging but exciting developments delivered within our portfolio. These prestigious and elegantly designed properties provide a modern contrast to the history that has been architecturally embraced such as the 18th century Roman city wall and the 1902 Chapel building. The properties are located close to the Quayside and are accessed by means of a 9m wide cobbled road which adds another historic feature to these stunning properties.



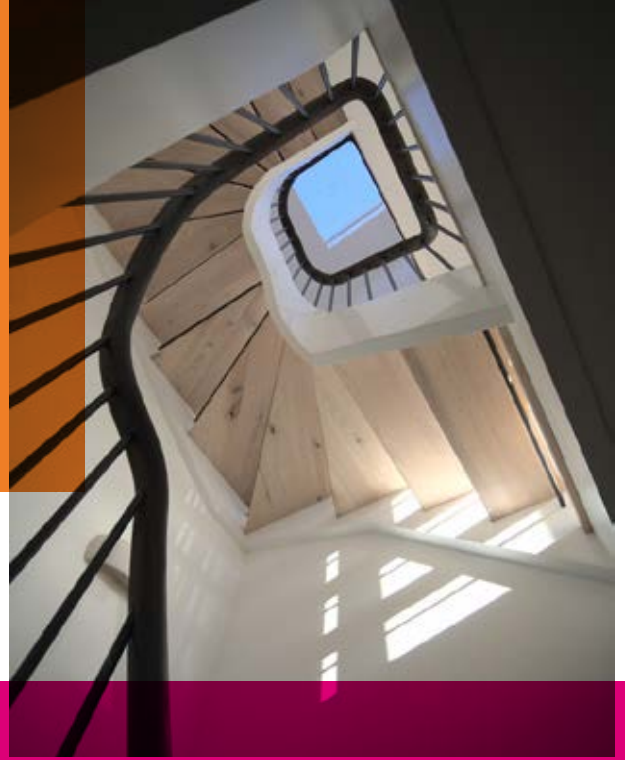
The site portrays a steeply sloped topography descending towards the Quay and is split into two levels by a 5m high reinforced concrete retaining wall. The refurbished Chapel building was structurally adapted to accommodate the timber frame extensions and roof structure providing historic and modern value. The roof structure was designed to provide two open terrace spaces that gifts the residents with breathtaking views across the river Exe and a perfect vicinity for summer BBQ's with friends.

“When the delivery of a development is as challenging as Quay Hill and the Chapel, you need to have those people around you who will make possible a sane and viable transition from the start of work through to completion. ‘We Are Ease’ were those people. They stayed the course helping all those around them to remain positive and focused on the end goals, despite the added challenges of the wettest winter, Brexit and then COVID-19. Our vision has been realised and we are delighted.”

Nigel Grainge
Architect and Developer



Both refurbished dwellings were constructed using Pavatherm woodfibre insulation board and triple glazed aluminium composite windows and external doors, achieving significant 'U' values throughout. The high spec insulation material accommodates a breathable render application as well as providing grounds for the standing seam zinc detail for the hipped roofs and wall cladding that sits proud above the city wall.



The project faced multiple challenges in relation to its sequence of works and execution of commercial risks given the complexity of environmental constraints identified prior and during the build. Many design variations evolved due to these constraints, but with We Are Ease's cohesive work ethic and valued supply chain buildability advice, it allowed the project to be successfully delivered whilst retaining its primary objectives.

Key Stages/Unique Characteristics

- Unique location, with very limited access and restricted working environments.
- Renovation and structural adaptation of a 1902 historic Chapel building.
- Constructing adjacent to a historic Roman city wall (scheduled monument).
- Delivery of very high specification with challenging interfaces.
- Monthly bank monitor valuations coincided with robust commercial management and delivery strategies.
- High level programme executed to accommodate operational & commercial risks comprising of renovative and new build works being delivered simultaneously to achieve practical completion.





Private Residence

Client: Private
Location: Salcombe, Devon
Value: £3m
Duration: 30 months

This is a private luxury house build situated in the very popular holiday town of Salcombe. The property has desirable views right up through the estuary towards the main town, not forgetting its cliff edge position over looking one of the best rated beaches in south Devon. The high-spec house boasts 5 bedrooms, 3 which are en-suites, cinema room, 2 living rooms with a 60sqft open kitchen diner, all over 3 large floors where you can find the swimming pool on ground level looking over the main terrace where the hot tub is tucked away. All the floors are linked by a central staircase, and lift, with a double garage on the top with and a drive and turning point, accessed form the road through electric gates.



“Ease did an excellent job in organising and completing a complex build. They overcame a number of logistical and technical issues that arose en route and always went the extra mile to ensure the job was completed to our satisfaction.”

Private Client



With its very tricky location on a single track road and cliff edge plot pre-construction works was the main part to the contract, reducing 130 thousand tonnes of cliff face and soil for a level plot to be achieved. Once the ground was clear it was a pre-cast concrete poured structure faced with a locally sourced quarry stone, hand cut and picked and bedded into place. With its mixture of stone face, cedar clad and rendered finish this property definitely catches the eye from the surrounding beaches.



From start to finish the project lasted 30 months which were split into 2 phases, first being reduce grounds then sub structure works. Second phase dressing the external face and internal fit out with triple glazed aluminium windows being incorporated, and all external works and landscaping. Despite the complexities, the results have been a massively impressive and appreciated holiday home.

Key Stages/Unique Characteristics

- A large new-build property on a tight cliff edge location
- Phased works
- Coordination of a large team of designers, consultants and contractors
- Very high-end bespoke finish
- Identifying cost saving solutions for a challenging build
- Detailed programme of works
- Complex 'intelligent' building, with latest electrical and AV specification
- Advising on buildability solutions





Private Residence

Client: Private
Location: North Devon coast
Value: £1.9m
Duration: 24 months
Awards: Blueprint Awards, Best Non-Public Residential – Winner.

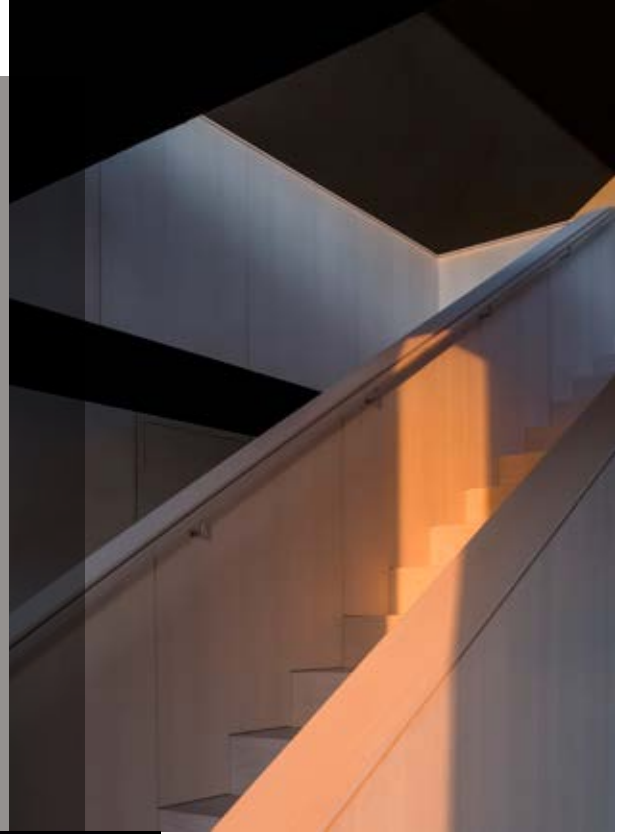
Ease is really proud to have been involved at the forefront of delivering this new sensational home in North Devon, with its uninterrupted views along the full length of one of the finest beaches in the country. Initially unimposing, in a commanding hard to reach location, which then opens up once you step inside to its truly unique design and detail, and incredible views through the spectacular glazing.



This is not a normal building, award winning Coffey Architects specified extreme bespoke detailing to all aspects of building and interiors, which required the upmost attention to detail by our Senior Project Manager, Torquil Home, delivering all aspects of this from beginning to end, and unfortunately with a pandemic in the middle.

"We were always aware that the project was far from straightforward. Working with such innovative architects, at a site with difficult access, and sometimes hostile weather conditions, all added to the challenge. Having become somewhat disillusioned when trying to engage directly with builders, we were introduced to the Construction Management ("CM") route. We are Ease ("Ease") stepped in and managed to deliver the scheme. All said and done, Ease managed the added complication of a global pandemic to the best of their ability and built our new home, and over a year post-completion still helped us with the occasional query. Simple conclusion, if we were to do the same again we would choose the CM route, and Ease if they were available."

Private Client



Key Stages/Unique Characteristics

- Minimalist design by multi-award winning RIBA architects.
- Very high level of finish and detail.
- Located in an exposed coastal location, with difficult access.
- Challenging construction processes.
- Collaborative working with designers and trade contractor specialists to achieve value engineering and overcome difficult design requirements.
- Exposed to extreme weather conditions.
- Ease provided project, site, and cost management throughout.
- Managing difficult design detailing and its resultant specialist interfaces.





Private Residence

Client: Private
Location: West Penwith, Cornwall
Value: £1.8m
Duration: 24 months

We Are Ease worked with RIBA award winning Stan Bolt Architects and Cornish Interiors/Jill Stein Interiors to completely refurbish this classic Cornish granite house, add a large contemporary extension, create landscaped terraces and gardens, out buildings and double garage with granite setts access drive.



Perched on the cliff edge at an exposed coastal location over a West Penwith beach, this was always going to be an extremely challenging construction with logistical problems a plenty to overcome. However, through diligence by all the team and client, the old building was restored and brought up to date with new plaster work, bathrooms, staircase, contemporary design and lighting, and the new part of the house had a spectacular triple aspect to maximise the stunning clifftop views to the Scilly Isles. Here the three separate pitches defined living, dining and relaxing zones, connected by a jaw-dropping rolling timber clad ceiling.

Key Stages/Unique Characteristics

- A very challenging coastal location.
- Logistical challenges to overcome.
- A very high-level and bespoke contemporary finish throughout.
- Regarded as one of the South West's finest private properties.
- Major construction and landscaping with swimming pool development.
- Existing building structure.
- High-level of design detail.



The hard landscaping surrounding the property was transformed into beautiful Cornish gardens with a series of terraces, Cornish stone walls, decked areas and steps leading to a stunning outdoor infinity swimming pool with changing rooms. The clients wanted a comfortable home from home with space to display their art collection, and the result was a happy marriage of old and new with finishes and colour schemes that flow from room to room effortlessly linking the scheme together.





Seamist

Client: The Hotel & Extreme Academy

Location: Tregurrian, Newquay

Value: £600k

Duration: 8 months

Seamist is a stunning new architectural-designed coastal pad situated in the village of Tregurrian. Planned with larger parties in mind, Seamist benefits from bright and spacious living areas including a games room, cinema room, gardens and outdoor shower which make the most of views down the valley to the sea and Watergate Bay.



A large 8 bedroom 7 en-suite property, with equally spacious living spaces, traditionally built with a twist, and to demanding programme and budget, We Are Ease was once again first point of call for the Watergate Bay Hotel team. A high spec finish throughout to include floor to ceiling sliding doors to ground and first floors; log burners; beamed ceilings; full-width Juliet balcony to first floor to make the most of sea views; two oak staircases providing access to the 1st floor bedrooms, where bedrooms and en-suites are finished to a boutique hotel standard, with comforts and details expected at this level.

The ground needed to be piled and block and beam floor laid. 4 inch block to external walls, 6inch high strength thermal block work to the internal skin. Pozi joists and pug mix used to first floor to reduce sound transmission between floor levels. Externally there is a paved area with the remainder laid to lawn, a beautiful rotunda external shower area for washing down following lazy days at the beach. A parking area was created for up to eight cars.

"We Are Ease continually display a unique characteristic in my experiences of the building industry with all my dealings with them, from planning to procurement through construction to completion, where our interests are at the heart of their core values and aims. I could not have wished for a smoother operation managed by Ease through what could have been such a complicated and stressful major redevelopment for the hotel."

Will Ashworth

Managing Director

The Hotel & Extreme Academy



Key Stages/Unique Characteristics

- Leading excellent contractor commitment
- Flexibility with client-lead design changes
- Very tight programme to achieve seasonal rental market
- Repeat client





Private Residence

Client: Private
Location: South Stoke, Bath
Value: £1.6m
Duration: 20 months



With this exciting property located in the beautiful village of South Stoke, just outside Bath, designed by prestigious Bath architects Mitchell Eley Gould Architects, Ease became involved following an unsuccessful traditional tender exercise which at the time made the project unviable for the client, who had already poured years of their ambition and love into this venture.

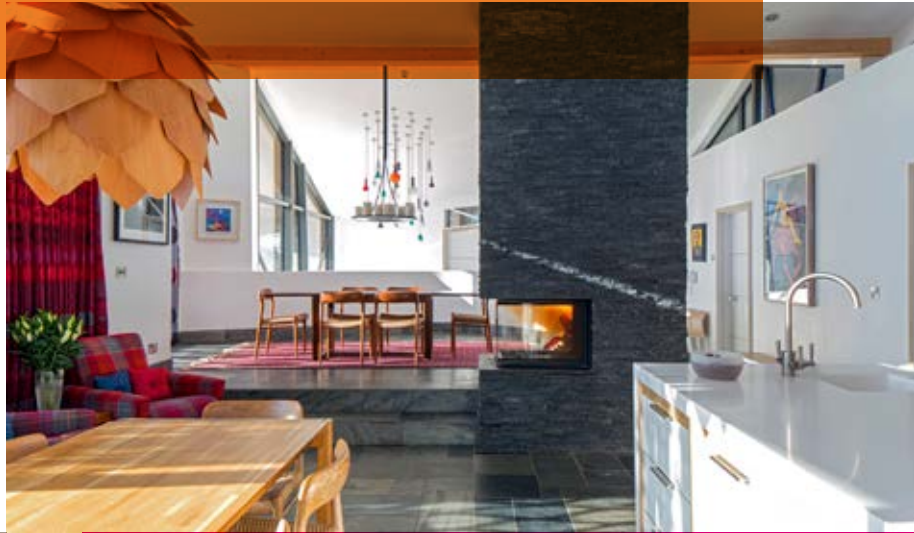


Ease and Construction Management was introduced as an alternative and controllable route of procurement and delivery, against traditional builders, and Ease demonstrated how, with a process of scrutinising the individual packages of the project (from groundworks to timber frame to finishes), and providing on-going value engineering options and flexibility, managed to deliver this impressive property for a remarkable £/m2.



Key Stages/Unique Characteristics

- Challenging design by highly respected local architects.
- Demanding and challenging brief, to meet quality and budget requirements and expectations.
- Previous traditional tender process too costly for the client.
- Working with the architects to introduce considered value engineering options.
- Managing good design team relationships throughout.
- Utilising and integrating skilled specialist trade contractor specialists.
- Scrutinising package value throughout, to maximise output and value for the client.



Partly buried into the hillside, south facing, and commanding spectacular panoramic views across beautiful countryside through its striking unique fractured glazing, with the bedrooms positioned along the ground floor, and the impressive living spaces on the first floor, all opening out onto large terraces, and a sweeping rolling roof edged with zinc. The highest levels of finishes, inside and outside, and the totally unique design in the context of its location, have really made this a very special property.





We were always aware that the project was far from straightforward. Working with such innovative architects at a site with difficult access, and sometimes hostile weather conditions, all added to the challenge. Simple conclusion, if we were to do the same again, we would choose the CM route... and Ease if they were available."

Mr M Richardson, residential client
Woolacombe, Devon





“ *We Are Ease managed this challenging job from the drawing board to completion. Working closely with the architects, contractors and other specialist consultants they overcame the problems of difficult access, a sloping and rocky terrain and a demanding design to see the job through to a high standard finish.”*

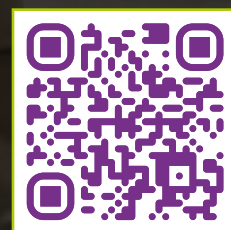
Private Residence Client



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Project: Private
Client: Private
Location: West Penrith Cornwall
Value: £1.8m