

ease

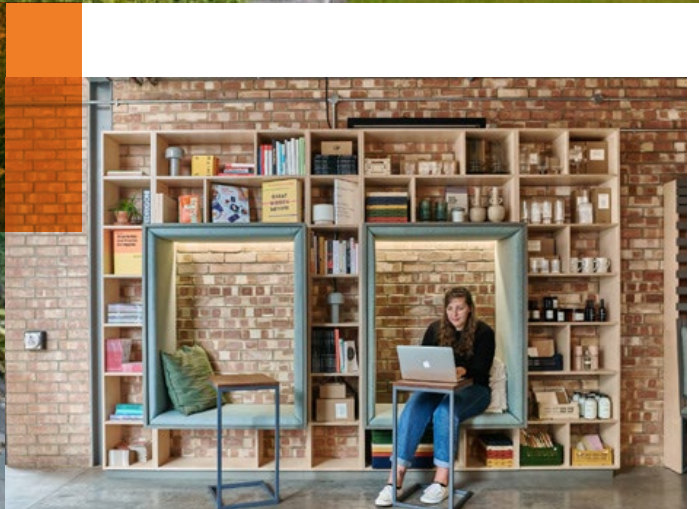
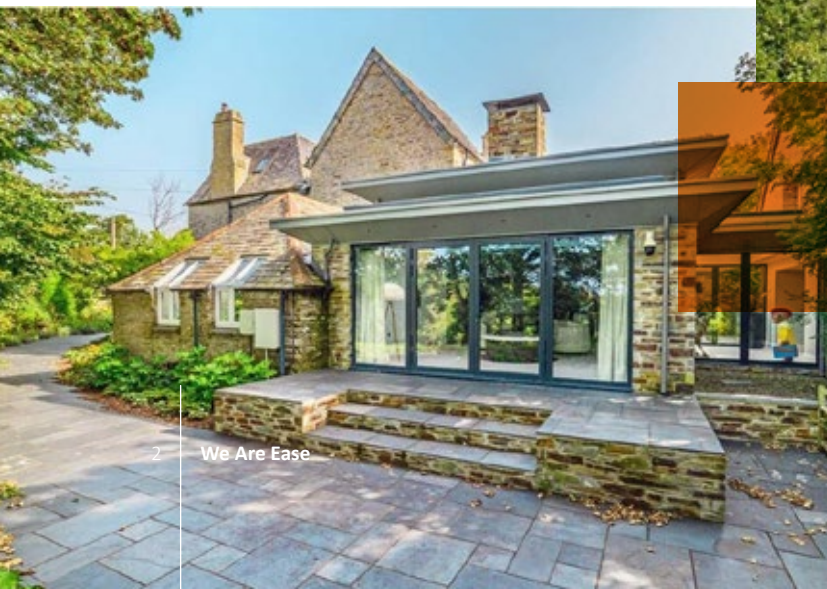
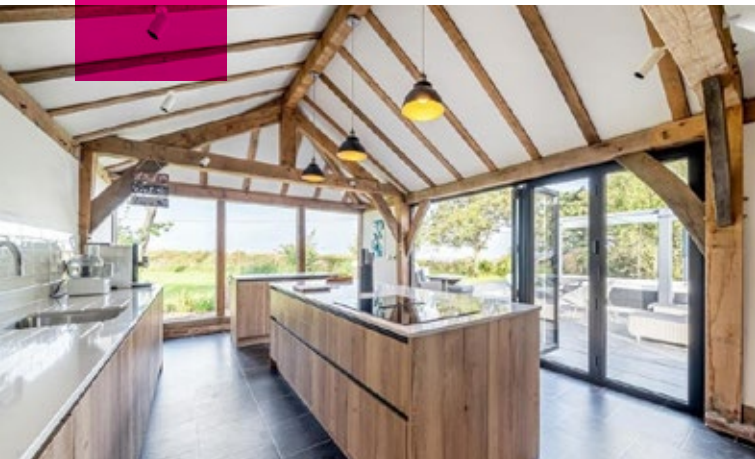
Building with
We Are Ease



**Heritage
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.

“ *Peter Beacham, Director and Head of Listings at English Heritage and a published author of architectural history, regards Quay Hill and The Chapel as one of the best examples of new development on a severely constrained site adjacent to a Scheduled Ancient Monument that he has seen in his 50-year career.*

Nigel Grange
Architect and Developer





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: The Old Rectory
Client: Private Client
Location: Porth, Cornwall
Value: £1.5m
Duration: 12 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.



The Old Rectory

Client: Private Client
Location: Porth, Cornwall
Value: £1.5m
Duration: 12 months



We Are Ease were appointed to deliver the sensitive restoration and extension of The Old Rectory, a Grade II listed Victorian property located in the Cornish countryside near Padstow. The project involved the demolition of a glazed link, construction of a new heritage-style extension, and comprehensive internal refurbishment. Working closely with the client and heritage consultants, we balanced the preservation of period features with the integration of contemporary design, creating a stunning, modern family home within a historic setting.



Delivering a high-spec Grade II listed heritage refurbishment in a rural location presented significant logistical and technical challenges. The steel frame installation required careful sequencing, with key beams for the glazed link area dependent on the completion of blockwork and padstones. Coordination between multiple specialist contractors was key, particularly for integrating lighting, blinds, and AV systems across the Gym, Kitchen, Extension, and Fun Room. Site meetings with Lux Lighting, Kemp Electrical, and Lutron ensured compatibility and future-proofing.

Water ingress around the Gym prompted design revisions, while the garage extension, including a bespoke Golf Simulator, progressed ahead of programme. Signature Masonry's thermoblock installation enabled Fenster to complete all glazing, securing the envelope. Cornwall Zinc Roofing, Marnick Roofing, and Air Carpentry completed dormers and slate reinstatement, allowing internal trades to progress. Internally, Brothwell Irvine reconfigured heating systems, while Kemp and Gasp Systems advanced first-fix electrics and specialist installations. The evolving scope and high-end specification demanded constant coordination, flexibility, and attention to detail.



The Old Rectory was seamlessly delivered often in partnership with conservation architects and heritage consultants. This restored Grade II listed Victorian building is complemented by a striking new extension, gym, cinema, and golf simulator, with panoramic views of the sea, our clients were extremely pleased with the end results.

The evolving nature of the brief required a responsive and agile approach to design development and procurement. Early contractor involvement and open communication with the client ensured that changes were integrated without compromising programme or budget. Close coordination with conservation officers and heritage consultants was essential. Early engagement with them allowed us to agree on detailing and materials, particularly for the new extension's heritage stonework and zinc roofing. The site was frequently visited by the client and consultants, maintaining a clean, safe, and presentable environment was critical to stakeholder confidence and decision-making. Integrating new MEP systems into the existing structure required careful planning to avoid damaging historic features. We used non-invasive routes and reversible fixings wherever possible.





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.



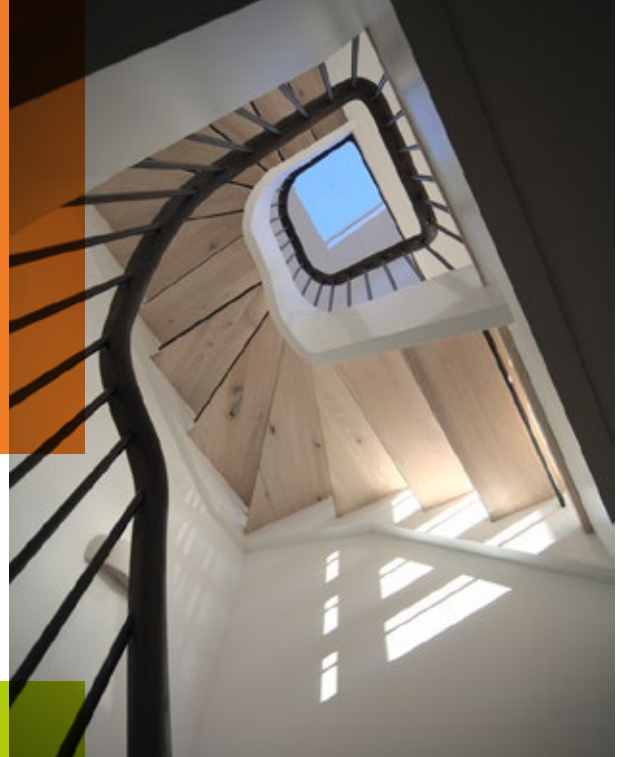
The site portrays a steeply sloped topography descending towards the Quay and is split into two levels by a 5m high reinforced concrete retaining wall. The refurbished Chapel building was structurally adapted to accommodate the timber frame extensions and roof structure providing historic and modern 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.

"The concept itself – of building four large houses on top of the ancient monument and coping with the bulk of the old chapel looming over the cliff-like site - is almost jaw-dropping in its ambition. That it has been realised so apparently seamlessly is a tribute to the architectural skills of the team who have successfully navigated the complexities and constraints to deliver a development of sustained quality and architectural delight."

Peter Beacham

Director of Heritage Protection
English Heritage



Private Residence

Client: Private Client
Location: Cornwall
Value: £6.4m
Duration: 27 months



This private residence is a distinguished 17th-century Grade II listed manor house in Cornwall, currently undergoing a sensitive conservation-led refurbishment. The £6.4 million, 27-month project involves full re-wiring, re-plumbing, new central heating, and improved insulation, all delivered with careful respect for the building's historic character. This scheme exemplifies We Are Ease's capability in managing complex heritage renovations in challenging environments.

The building had not undergone major works in over 50 years, presenting significant challenges in upgrading its infrastructure while preserving its historic integrity. The manor spans three floors and includes a self-contained flat, requiring careful coordination across trades. Installing central heating and replacing all plumbing and wiring had to be done without compromising original features such as fireplaces, wooden panelling, cornicing, and sash windows. The study's chimney was unusable due to defects, and insulation in the flat was inadequate. Structural changes were minimal but included reinstating historic doorways, reconfiguring rooms, and relocating the kitchen to its original location. The stable and outbuildings required structural surveys and roof repairs.



Environmental considerations were key, with the team exploring green energy options that would not detract from the period style. Early surveys were phased due to occupancy, requiring sensitive planning and access management. The project demanded a balance of modernisation and conservation, with every intervention carefully considered to respect the building's heritage.



The project reinforced the importance of early, detailed surveys to identify hidden issues common in heritage buildings. Engaging conservation officers and specialist trades from the outset ensured alignment with preservation goals and helped streamline approvals. Programming flexibility was essential, particularly when working around occupied areas and responding to unexpected discoveries such as chimney defects and insulation gaps. Clear communication with stakeholders, including the client and Historic England, was key to managing expectations and maintaining trust. The team carefully integrated modern upgrades with traditional craftsmanship, ensuring that interventions respected the building's character while improving comfort and functionality.

This heritage refurbishment project delivers a modern, energy efficient property, that retains its heritage features. Restored heritage features, and improved MEP infrastructure, have enhanced comfort and usability. This project showcases We Are Ease's expertise in complex heritage conservation works.

Dillington House

Client: Private Client
Location: Ilminster, Somerset
Value: £8.5m
Duration: Ongoing

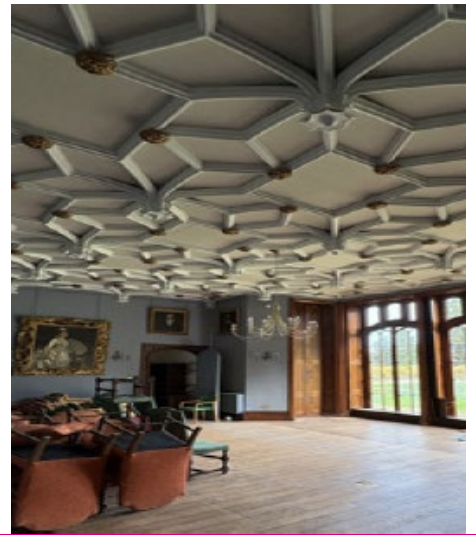


Dillington House, a Grade II listed manor with origins to the 16th century, is undergoing a sensitive transformation to become a high-end wedding and hospitality venue. Following the end of a 70-year lease to Somerset County Council, the estate’s custodians have embarked on a phased refurbishment of the Main House and Coach House. We Are Ease have been appointed to lead the preconstruction phase of the Dillington House project, providing strategic input across cost planning, buildability, procurement, and programme.



The challenge is to deliver a commercially viable hospitality venue within a highly sensitive Grade II listed heritage property. Dillington House’s complex internal layout, shaped by centuries of architectural evolution, presents complex circulation and fire safety issues. The interiors, previously adapted for institutional use, require significant upgrades to meet modern expectations for luxury accommodation and event hosting.

We Are Ease were appointed to lead the preconstruction phase, providing strategic input across cost planning, buildability, procurement, and programme. Our role included market testing, value engineering, and risk management to ensure the proposals were commercially viable and compliant with modern standards. The Coach House conversion must support wedding functions without compromising the estate's character. Extensive consultation with Historic England and Somerset Council has informed the design strategy, which balances operational needs with conservation principles. The challenge also includes aligning the refurbishment with sustainability goals and ensuring the venue can compete in a premium market.



The ongoing project at Dillington House reinforces the importance of early collaboration with heritage bodies and local authorities. Engaging stakeholders from the outset has enabled the team to develop proposals that respect the building's significance while meeting contemporary standards.

So far a phased approach has proven effective in managing risk and maintaining flexibility. Detailed heritage mapping has guided interventions, allowing sensitive upgrades where appropriate. As preconstruction lead, managing commercial viability is essential. Fire safety and accessibility remain key challenges in this heritage setting. We are working closely with our supply chain to propose suitable restoration materials, all need to be bespoke manufactured, sympathetic to the buildings heritage and approved by heritage bodies.

As works progress at Dillington House, the project continues to unlock commercial potential, enhance guest experience, and support local economic growth to ensure estate's long-term sustainability and cultural relevance. Our involvement in this scheme demonstrates our capability in managing project costs, buildability, procurement, and programme delivery.





The Trinity Centre

Client: St Austell Parish Church

Location: St Austell, Cornwall

Value: £1.35m

Duration: 3 months

The Trinity Centre project involved the redevelopment of a former pub, hairdressing salon, and residential flats into a vibrant public café, multi-purpose community rooms, and administrative offices for St Austell Parish Church. Located in the heart of the town centre and within a conservation area, the scheme required extensive reconfiguration of the existing structure to improve accommodation and remove defective building fabric. The project has been widely praised locally and was shortlisted for a Cornish Heritage Group award.



The Trinity Centre project required the transformation of two adjoining heritage buildings in St Austell's conservation area into a café and community hub. The site, formerly a pub, salon, and flats, was adjacent to Grade I and II listed buildings, demanding a highly sensitive approach to design and construction. Planning conditions imposed strict material requirements, including Cornish slate roofing, single-glazed timber windows, and ecological enhancements such as bat boxes. The existing structure needed extensive reconfiguration to remove defects and improve internal layouts. The three-storey configuration presented significant challenges around accessibility, particularly for disabled users, and compliance with fire safety regulations. Navigating these constraints while maintaining the integrity of the historic buildings required close collaboration with conservation officers and planners. The project was further complicated by the need to meet the requirements of a Townscape Heritage Initiative grant, which demanded detailed cost breakdowns and adherence to prescriptive heritage standards throughout the design and delivery process.

The Trinity Centre project highlighted the importance of adaptability in heritage construction projects. Initially designed with residential units on the upper floors, the team pivoted to office use, which significantly simplified building regulations compliance and reduced costs.

This flexibility proved key in navigating the constraints of working within a conservation area and adjacent to listed buildings.

The project was funded in part by the Townscape Heritage Initiative, which required detailed cost breakdowns and strict adherence to heritage standards. This required early engagement with funding bodies and conservation officers to align expectations and avoid delays.

Overall, the experience reinforced the importance of collaborative design, proactive problem-solving, and maintaining a strong focus on community outcomes throughout the delivery process.



The Trinity Centre now offers a welcoming café, flexible meeting and training rooms, and dedicated outreach spaces. It supports youth engagement, debt advice, and community events, revitalising a key town centre location. The project demonstrates heritage focused regeneration with lasting social, economic, and spiritual impact in St Austell.

Forward Space

Client: Forward Space
Location: Camborne, Cornwall
Value: £1.5m
Duration: 12 months



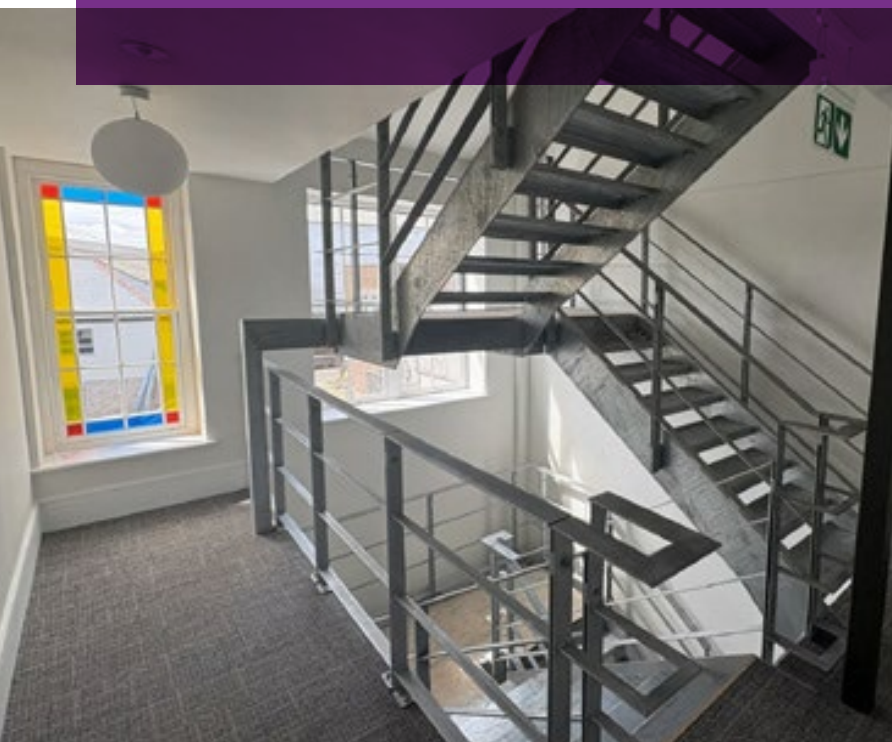
We Are Ease delivered the conversion of Foundry, a historic retail building, into a vibrant co-working hub for Camborne Town Council and Forward Space. Located in a conservation area, the scheme overcame complex heritage constraints, late design changes, and logistical challenges. Construction Management (CM) enabled flexible procurement, real-time cost control, and seamless integration of modern services. The result is a dynamic, character-rich space supporting local enterprise, now a benchmark of Camborne’s regeneration efforts.

The Foundry, located in Camborne’s conservation area, required the sensitive conversion of a historic retail building into a co-working hub. The site posed significant technical and logistical challenges from the outset. Differing floor levels across two interconnected buildings complicated structural solutions and access planning, while the absence of detailed site investigation data created early uncertainty around ground conditions and drainage.

Conservation restrictions meant external works and service installations had to be carefully designed and sequenced to protect heritage value. Late design changes to staircases, the shopfront, and retained features such as vaulted ceilings added further complexity, requiring rapid response without disrupting programme milestones. Coordinating structural foundations, drainage runs, and modern access requirements within a fragile heritage structure demanded strong collaboration between multiple consultants and trade contractors. Balancing heritage retention with modern standards for safety, functionality, and flexibility represented the central challenge throughout delivery.



Early appointment of We Are Ease as Construction Manager proved invaluable, allowing procurement and stakeholder consultation to run in parallel with the evolving design. This ensured trade packages were market-tested, competitively priced, and aligned with project scope. The open-book approach provided transparency, enabling real-time cost tracking and contingency reallocation to higher-risk elements such as glazing and drainage. Flexibility in sequencing allowed the team to accommodate late design changes, including reinstating vaulted ceilings and revising stair layouts, without programme delays. Temporary works strategies further reduced site risks and unlocked value engineering opportunities, ultimately improving both safety and project cost efficiency.



The Foundry successfully delivers two flexible units for office, event, and community use. Restored façades, sash windows, and original floors sit alongside new staircases, aluminium glazing, and high-quality finishes. A new central courtyard enhances natural light, outdoor amenity, and overall building performance.



Polglaze

Client: Keystone Ventures International

Location: St Austell, Cornwall

Value: £3.5m

Duration: Awaiting



Polglaze Estate is a heritage redevelopment project in Cornwall, combining historic conservation with sustainable innovation. At its heart lies the Grade II listed farmhouse and surrounding farmstead, which will be restored and adapted to support the Innovation Nursery—a hub for research, climate-positive projects, and regional economic growth. The scheme balances respect for Cornish character with modern needs, delivering housing, event spaces, and business facilities that enable innovators, investors, and partners to embed within the community and accelerate Cornwall's transition to net zero.



The project faces complex interface of heritage, planning, and sustainability constraints. The farmhouse's Grade II listing demands sensitive restoration, while ambitions for an extension require full planning consent and careful heritage justification. Located within the Cornwall National Landscape (AONB), the site must integrate the new development with its historic setting and farmland character.

Additional challenges include groundwater flood risk, Grade 3 agricultural land classification, and the need to relocate an agricultural shed to preserve views of 17th-century buildings. Key elements of the development include:

- The Farmhouse
- A historical stone barn
- A newbuild residential unit
- The rebuild of the current bungalow

Balancing heritage conservation, modern functionality, and environmental responsibility, while meeting NPPF and Cornwall Local Plan requirements has required careful phasing, early engagement with conservation officers, and a design approach that celebrates authenticity while enabling future-focused innovation.



Early and proactive engagement with heritage and planning authorities is essential. Listed building consent processes highlight the importance of detailed significance assessments and clear justification for any interventions. Investigative works revealed extensive damp issues, reinforcing the need for thorough condition surveys before design development. The Polglaze Estate highlights the importance of integrating sustainability narratives into heritage schemes, demonstrating that modern energy solutions and traditional aesthetics can coexist. Collaborative design workshops help reconcile conservation priorities with functional requirements, ensuring that new-build elements respect the AONB context. Phasing strategies are critical, advancing the manor and bungalow first enable early wins while allowing time for complex barn and new-build approvals.

The farmhouse has been stabilised and scaffolding erected following investigative works, with listed building consent underway for internal refurbishments. Concept designs for the bungalow and new-build units are in development, supported by preliminary conservation officer engagement. The scheme has attracted significant interest from academic and investment partners, positioning Polglaze Estate as a pillar of Cornwall's innovation economy.





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Client: Forward Space
Location: Camborne, Cornwall
Value: £1.5m
Duration: 12 months