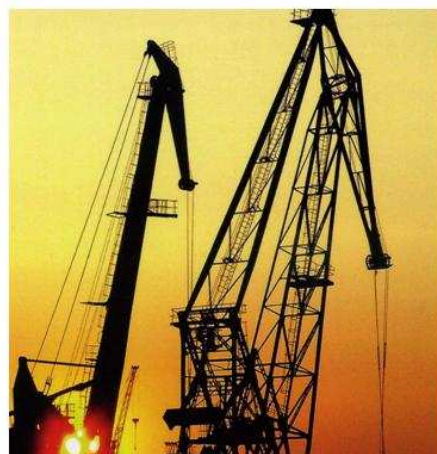
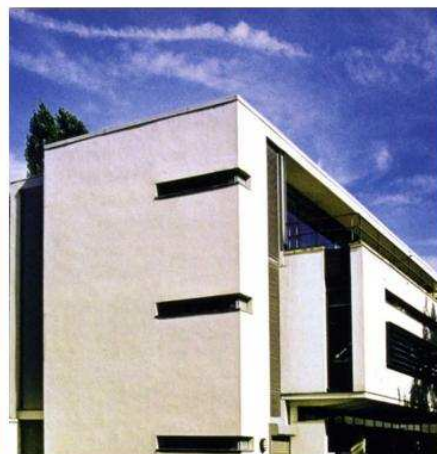
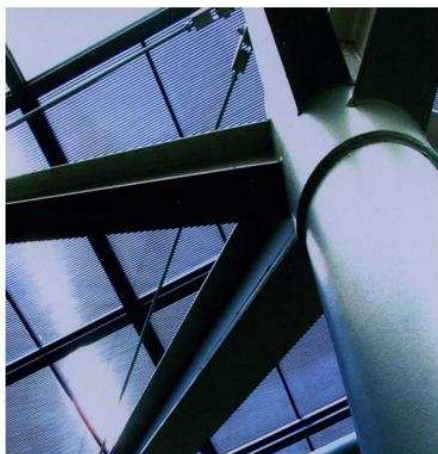
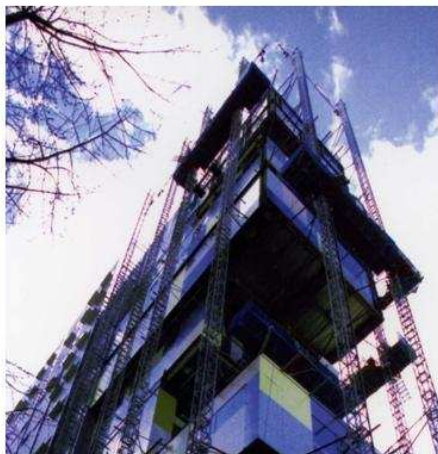


Derry

Construction Ltd. *Building Contractors*



Company Brochure

www.derryconstructionltd.co.uk



A Sign of Our Quality

Derry Construction Ltd are members of The National Federation of Builders who are the leading trade organisation for building contractors. Part of the criteria for membership is to adhere to high standards of care towards our customers and quality of finish to all our construction projects.

Through our membership of the NHBC we are also able to offer our clients insurance backed new home warranties through the Buildmark Guarantee Scheme. The Company and product is recognised by all major mortgage lenders as the industry leader in this field. The warranties not only cover new build developments but also conversion projects.

Derry Construction Ltd are also members of Rated People .Com and The Harrogate Chamber of Trade and Commerce.

We are Approved Specialist Contractors for Sovereign Chemicals Ltd. The company holds a Royal Warrant appointed by Her Majesty Queen Elizabeth II in 1987 for specialist materials used at Sandringham and other Royal residences. Through Sovereign Chemicals we are able to supply guarantee's for all our specialist works including damp proofing, timber treatment and basement tanking works.



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Introduction

Our motto: *Instruo fungor quod vindico*, prepare execute and deliver.....These three simple words describe the focus we give to each and every project we undertake on your behalf.

Derry Construction Ltd. is a company that believes in working with integrity and professionalism. We take pride in our work and are never satisfied unless our finished product is less than perfect.

I believe to view a structure created by your own efforts and skill is a reward worth perusing. I am always proud when I pass a property we have built knowing it will be standing long after I have gone.

I would like to thank you for taking the time to browse through our company brochure and look forward to hearing from those of you who require the use of our construction services.

Shane R. Derry

Shane R. Derry
Director





Our Commitment To Our Customers

We aim to give you an excellent service and our Code of Practice below sets out details of what you can expect from Derry Construction Limited.

- Attend to all enquiries, requests or complaints in a professional and courteous manner.
- Conduct all business, commerce and trade in a legal and ethical way.
- Abide by the rules of our governing trade associations.
- Maintain and supply a skilled workforce with trained operatives and craftsmen.
- Be friendly and cooperative towards our patrons their employees or representatives.
- Build to current British Standards, regulations and Codes of Practice.
- Abide by our Health and Safety Policy and those of the Health and Safety Executive.
- Maintain adequate insurance for our business, employees and the general public.
- Always be proactive in nature and take a considerate approach to all construction work.
- Communicate with our clients and their representatives throughout each project.
- Supply a valued service to our patrons through focused joint effort, diligence and skill.

For and on behalf of Derry Construction Limited.

Shane R. Derry

Shane R. Derry
Director

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Derry Construction Ltd.

www.derryconstructionltd.co.uk

For Quality & Reliability



From Grand Exteriors

Derry Construction Ltd. have been at the forefront of the construction industry for over two decades. We have clients across all sectors, with past contracts ranging from extensions to large apartment blocks, detached residences with leisure facilities and property overseas.



New Build Houses, Apartments & Extensions

We not only build from new, we are experts in converting property with additional specialist skills in damp and timber treatments, structural work and the underpinning of buildings. Additionally we offer services for the restoration of period properties and shop fitting for commercial clients. We can also build your new dream home abroad.



Grade Listed & Period Property

Derry Construction Ltd. Have offices in Stockport, Cheshire and Harrogate, North Yorkshire where we have carried out many local landmark projects although we do cover the whole country and have carried out projects from as far a field as London, the home counties, Edinburgh Dublin and Marbella.



When we build, let us think we build for ever.

John Ruskin 1849

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To Dazzling Interiors

“Workmanship to a high Standard”

“I can confirm that Derry Construction Ltd. Carried out a barn conversion from agricultural building to a functional office during 2007 and 2008. The entire project was carried out to specification, to time and to budget. The workmanship was to a very high standard and the work-force courteous and considerate to us living in the adjacent property. We did not experience any problems in this respect. I have been happy to recommend Derry Construction to others requiring building work in this vicinity and will continue to do so.”

Dr D J Shillcock.



Commercial Contracts



Property Conversion



Basement & Lofts



New Holiday Homes

“We do hope that you find our brochure of particular interest and welcome any new contract enquiries from clients both old and new.”

Shane R Derry Director



From Quality Homes

From the first brick laid to applying the last coat of paint you know you are in safe hands when you entrust our company with your valued construction project.



New Build Apartments

When we are awarded any contract our clients can sit back and relax as they watch their dream home or extension unfold before their eyes. Our dedicated team are ready to undertake any project large or small in brick or stone, building with pride and care whilst adhering to the highest of standards, guaranteed.

We have a long list of satisfied customers from all walks of life. These include architects who have chosen our company to build their own homes, national house builders for offices and housing to the odd International footballer or rock star.



Classical or Modern Houses

“Would employ the contractor again”

“We would confirm that we have employed Derry Construction of Harrogate as building Contractors in the past.” “Both projects were handled in a conscientious and workmanlike manner and this practice would employ the contractor again.”

Terry Crosland, Architect.



Experienced & Reliable Contractors Employing Skilled Tradesmen

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To Elegant Extensions

“Very professional competent manner”

“I am pleased to confirm that Derry Construction successfully undertook the refurbishment of Starbeck Hall. The works were carried out in a very professional and competent manner. Mr Derry was always extremely helpful and took a positive role in assisting me with the management of the project. Should the opportunity arise, LRM wish to undertake further projects with Derry Construction.”

John Dobson, Surveyor LRM Ltd.



Double Extensions



Single Extensions



Sun Rooms



Traditional or Modern Construction

“Highest standard and quality”

“I am very proud to have been involved in, and recommend the work of Derry Construction Ltd. as of the highest standard and quality.”

Andrew J. Evans, Architect.

Derry Construction Ltd.

www.derryconstructionltd.co.uk

For New Build Construction



Built By Past Generations

From Workhouse to Townhouse, Cottage to Castle we have restored and renovated many examples of fine historical buildings and period properties over the years. We use both traditional and modern building techniques to bring back the life and soul to tired, old buildings.



Victorian Property



Georgian Property

Our craftsmen are well versed in the art of restoring fine period properties. They can either restore the building to its original condition or explore the possibilities of marrying the architecture of yesteryear with the architecture of today.



Decorative Stonework

Starbeck Hall

Grade Two Listed former workhouse circa 1810 full conversion into 4no. Apartments and ground floor offices. We restored the ornate gable by lettering and numbering each stone before dismantling and re-building the gable to the full satisfaction of the local authority.



Grade Listed & Period Property Restoration By Experienced Craftsmen



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Restored For The Next

4 West Park

Georgian Townhouse, Grade Two Listed house circa 1820 in Harrogate. Works included the full restoration of all floors, complete conversion of basement and the addition of a double height glazed atrium with spiral staircase to the rear of the property.

4 West Park is mentioned in Pevsner's Buildings of England



Grade Listed Property



Swinton Castle Grade Two Listed Country House Hotel and Restaurant. Full conversion of a derelict wing into letting bedrooms with en-suite facilities including restoring many fine architectural features within.

Swinton Park is mentioned in Pevsner's Buildings of England



Period Property

Mansfield House

Grade Two Listed property circa 1788 Harrogate's first purpose built theatre, closed 1830 to become a private residence,. Works included an extension in matching stone to the rear of the property, underpinning works, general alterations and a new fitted kitchen.

Derry Construction Ltd.

www.derryconstructionltd.com

For Restoration & Renovation



From Urban Regeneration

Work involving existing property comes in many forms such as converting a loft for extra bedroom space or perhaps converting a whole hotel into luxuriously appointed apartments.



Period Property Conversions

Derry Construction Ltd. leads the way in this field, either contracting our services directly to clients or carrying out our own property development projects. Specialist skills can be required such as damp proofing, basement tanking, timber treatments, underpinning and cavity wall tie systems for projects of this type all of which we carry out in-house with our own specially trained operatives.



Loft & Basement Conversions

We are also fully compliant with the ever changing and confusing building regulations that surround property conversions; i.e. Fire and sound separation between dwellings etc. We have successfully converted barns, lofts, basements, hotels, nursing homes, churches, offices, shops, houses and flats for either residential or commercial use.



Experts In Basement Tanking Systems Damp proofing & Timber Treatments

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To Homes of Distinction

“Extremely impressed with the quality”

“Derry Construction Ltd carried out the conversion of the loft space at our home”
“We were, and are, extremely impressed with the quality of the building works undertaken and have no hesitation in recommending the services of the company.”

Mr & Mrs H. J. Evans. Harrogate.



Nursing Home & Hotel Conversions



Grand Entrances



Indoor Pools



Internal & External Alterations

Having developed, converted, altered or modernised many thousands of square feet of property we are certain we have the expertise for you and your project.

Derry Construction Ltd.

www.derryconstructionltd.co.uk

For Conversions & Alterations



From Places to Eat

“Gladly Recommend Derry Construction”

“I would like to take this opportunity to say how pleased I have been with the quality and professional approach of Derry Construction over the last two years. I would gladly recommend Derry Construction for any building in the future”

Andrew Farr, Interior Architect.



Hotels & Retail Premises



Commercial Property

We have carried out various refits for commercial and local government clients ranging from classroom fit-outs in schools through to community projects in churches, modernising hotel suites and office premises to shop fitting the likes of kitchen and bathroom retailers or bar fitting Italian restaurants and public houses.



Restaurants & Bars

“Confirm our recommendation”

“We are writing to confirm our recommendation for Derry Construction and their reliable team of specialist contractors who have completed various contracts through our company both in the residential and commercial Industry in the last few years.”

Maryam Carey Hadadi, Interior Designers.

Derry Construction Ltd.

www.derryconstructionltd.co.uk

For Commercial Construction

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To a Place of Dreams

Derry Construction Ltd can build your new dream home abroad to the same exacting standards to that of a house built by ourselves here in the United Kingdom and all without any language barriers, perilous foreign laws involving construction or the infamous "tomorrow will do" attitude of the foreign work force.



New Villas & Swimming Pools

You can be sure your foreign investment is in safe hands when you contract Derry Construction Ltd. for your project. One important fact to note is that we are based in your home country. This gives you an ability of control over your project and contract you simply could not have if you used a foreign builder.



Homes in the Sun



Swimming Pools with terraces

And as our team has built in many European countries including Spain, Ireland and Germany and with a construction team already based in southern Spain we can be the only logical choice you can make.

Derry Construction Ltd.

www.derryconstructionltd.co.uk

For British Standards



NEW BUILD: APARTMENTS

Ridley's Fold, Addingham

4no. Apartments built on difficult sloping site with retaining wall through the centre of the building.



CONVERSION: APARTMENTS

Alderson House, Harrogate

5no. Apartments converted from nursing home. Works included new build link extension between the original dwelling and outbuilding.



CONVERSION: APARTMENTS

Brunswick House, Harrogate

6no. Apartments converted from derelict offices. Included 5 storey extension loft /basement conversion.



CONVERSION: APARTMENTS

Brantwood House, Harrogate

6no. Apartments from nursing home.
2no. Stair towers, underpinning building & basement conversion.



GRADE LISTED

Starbeck Hall, Harrogate

4no. Apartments & Gr. floor offices converted from workhouse rebuilding gable after listing each stone.



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GRADE LISTED

4 West Park, Harrogate

Renovation of Georgian town house including full basement conversion with glazed atrium spiral staircase extension.

4 West Park is mentioned in Pevsner's Buildings of England



HOTEL CONVERSION

Clarence Drive, Harrogate

Conversion of former hotel into 4no. Very large apartments. Works included a large loft conversion to the rear of the Victorian villa.



NURSING HOME CONVERSION

Pool in wharfedale

Conversion of former nursing home into offices. Works included full modernisation of facilities, new build extension to rear & new stone porch



SHOP CONVERSION

Summerbridge, Harrogate

Conversion of former shoe shop and flat into 4 bedroom dwelling. Works included large new build stone extension to the rear of dwelling



HOUSE RENOVATION

York Place, Harrogate

Full renovation of large townhouse. Works included full modernisation of fixtures and fittings, including new hand carved marble fireplaces etc.





NEW BUILD: HOUSE

2a York Road, Harrogate

Built of matching stone and slate
Difficult urban site with a technically
challenging architectural design



NEW BUILD: EXTENSION

Langcliffe Avenue East Harrogate

Large double extension with loft conversion.
Built to match exactly the existing dwelling
including purpose made windows & doors etc.



RENOVATION & NEW BUILD

York Road, Harrogate

Full internal & external renovation including
all fixtures & fittings to dwelling plus new
build garage with block paved drive.



CONVERSIONS

Goldsborough, Harrogate

Conversion of architects offices into two dwellings
& new build garages. School classroom modernisation
at primary school, Goldsborough.



RENOVATION & NEW BUILD

Woodlands Drive Harrogate

Full renovation to dwelling including all fixtures
& fittings. New build extension, porch & garage
with block paved drive and landscaping.



North East Region

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BARN CONVERSION

Carlton, Yeadon

Full conversion of derelict barn into 4 bedroom dwelling. Works included demolition of attached barn, side retaining wall & new stone slate roof



LOFT CONVERSION

The Oval, Harrogate

Large 2,000 sq. ft. Loft conversion covering the whole area of roof inside this large Victorian mansion block. Reception, 3 bedrooms & bathroom.



RESTAURANT & BAR FIT

Casa Romana Restaurant Harrogate

Fast track fit out of restaurant including knocking through adjoining premises, new interior throughout with bar & all new frontage.



GRADE LISTED HOTEL FIT

Swinton Castle Hotel Masham

Fit out of grade listed hotel derelict wing, forming letting bedrooms with en-suite facilities. *Swinton Park is mentioned in Pevsner's Buildings of England*



OFFICE FIT

Raglan Street and Kings Road Harrogate

Full modernisation of Temple House, Raglan Street. External & Internal maintenance to Ellanders offices Kings Road.





CONVERSION

2 York Road, Harrogate

Conversion of Harrogate girl school boarding house into apartments.
Full modernisation with rear extension.



EXTENSIONS

The Stray & Cavendish Avenue Harrogate

Extension to grade listed house .
Side extension with garage.



CONVERSION & REFURBISHMENT

Cavendish Avenue & Prospect Place Harrogate

Apartment refurbishment.
Conversion into 2no. Apartments.



EXTENSION & LOFT CONVERSION

Woodlands Drive & Glasshouses Harrogate

Rear flat roof Extension.
Entire roof extension/conversion.



RENOVATION & SUN ROOM

Mayfield Terrace & Oakdale Harrogate

Complete renovation of house.
Purpose built sun room on raft.



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SHOP & EXHIBITION FIT

Intoto Kitchens & Yorkshire Show Harrogate

Kitchen & Bathroom shop fit including displays, shop frontage etc. Show stand including kitchen & bathroom displays.



EXTENSIONS

Tewit Well Road & Follifoot Harrogate

Extension over existing kitchen.
Rear extension with secret lead roof.



BASEMENT CONVERSION

4 West Park, Harrogate

Conversion including taking out all structural walls, installation of tanking system and fitting out with high quality finishes.



RETAIL PROPERTY

21 & 22 West Park, Harrogate

Full renovation & structural works of 8,000sq ft of prime retail space.



RESTORATION

York Place, Harrogate

Full restoration of Victorian townhouse including fit out with high quality fixtures & fittings including marble fire places, tiling etc.





LOFT CONVERSION

Bilton Lane, Harrogate

One bedroom loft conversion with matching brick faced dormer and velux windows front & rear.
Built for architects family.



RESTAURANT & BAR FIT

La Cantinna 44, Leeds & County Pub, Harrogate

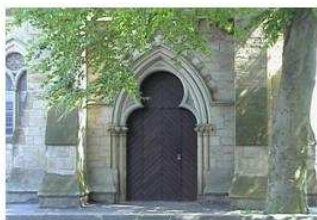
Fast track fit out of both premises, including new seating areas, kitchen, toilets, bars etc..
The County is mentioned in Pevsner's Buildings of England



PEBBLE DASH EXTENSION

Woodland Drive Watford

New build extension with rosemary tiled roof and secret lead flat roof, this enabling traditional roof over flat roof for extension.



CHURCH FIT

Bramley Church, Leeds

Fit out family centre for local community use with children's play area.



EXTENSION & ALTERATIONS

Bramhope, Leeds

Full strip out and re-development of 3500sq ft timber frame house. To include extension, internal & external oak windows, floors, doors, stairs, skirtings etc.



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GRADE LISTED RESTORATION

4 West Park, Harrogate

Restoration of 1820 Grade listed Georgian town House on upper floors & modernisation of basement with new atrium.
4 West Park is mentioned in Pevsner's Buildings of England



STONE EXTENSIONS

Mt. Pleasant, Guisley & Glebe Av. Harrogate

New build stone extensions one with glazed roof over kitchen, difficult site with external extension wall replacing the boundary wall. Architects own houses.



KITCHEN EXTENSION

Woodlands Drive Harrogate

Kitchen fit out including taking out the whole rear house wall and fitting bespoke kitchen, granite work tops, flooring, tiling and lighting etc.



EXTENSION

Mallinson Oval, Harrogate

Demolish single garage and construct a two storey side extension with rear single storey sun room with patio.
Build pitched roof over porch and re-cover house roof.



BARN CONVERSION

Silver Hill, Pateley Bridge

Conversion of barn to form office accommodation
To include stone extension new stone slate roof, timber treatments and damp-proofing works.



Derry Construction Ltd. *Work in Progress*



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Derry Construction Ltd.

Selection of References



To whom it may concern,

I would like to take this opportunity to say how pleased I have been with the quality and professional approach of Derry Construction over the last two years.

Derry Construction have completely refurbished my retail premises at West Park Harrogate, the project has had the following work completed:

Structural works to basement areas
 Structural works to the ground floor to include new steel work
 Re-plastering to ground floor areas
 Complete re-wiring to the building
 Major building works
 Complete re-decoration
 New roof areas
 New drainage
 Full project management

I would gladly recommend Derry Construction for any building project in the future.

Yours sincerely

Andrew Farr

To whom it may concern.

I can confirm that Derry Construction Ltd. carried out a barn conversion from agricultural building to a functional office during 2007 and 2008 for me at the above address.

The entire project was carried out to specification, to time and to budget. The workmanship was to a very high standard and the work-force courteous and considerate to us living in the adjacent property. Parts of the project depended on a degree of trust by both parties. We did not experience any problems in this respect.

I have been happy to recommend Derry Construction to others requiring building work in this vicinity and will continue to do so.

Yours sincerely,

Dr D J Shillcock.

I am a Registered Architect and worked for many years with Shane Derry. My initial involvement was undertaking, in the capacity of a self employed architect, architectural commissions for which he was the Main Contractor. As our working relationship developed I became employed full time by his Building Contracting and Property Development Company, Derry Construction Ltd. The company carried out many building and conversion / renovation projects of which I am very proud to have been involved in, and recommend the work of Derry Construction Ltd. as of the highest standard and quality.

Andrew J. Evans.

LRM LAND REGENERATION MANAGEMENT

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 Starbeck, Harrogate,
 North Yorkshire, HG2 7HX
 Tel: 01423 884422
 Fax: 01423 881155
 E-mail: general@lrm-ltd.co.uk

DERRY CONSTRUCTION

I am pleased to confirm that Derry Construction successfully undertook the refurbishment of Starbeck Hall, Harrogate on behalf of LRM.

The works were carried out in a very professional manner and competent manner. At all stages of the project Mr Derry kept a close involvement in project and dealt with all our requests for variations promptly.

The project was completed within overall budget, despite major unforeseen problems arising from the buildings structure. Mr Derry was always extremely helpful and took a positive role in assisting me with the management of the project with regard to overall cost.

Should the opportunity arise, LRM wish to undertake further projects with Derry Construction.

Mr. Shane Derry of Derry Construction Ltd. carried out the conversion of the loft space at my home during the Spring of 2004.

We were, and are, extremely impressed with the quality of the building works undertaken and have no hesitation in recommending the services of the company.

The newly converted loft is now home to a very loud drum kit which we regret buying!

Mr. & Mrs. H.J. Evans.

pcp ARCHITECTS LIMITED
 1, HORNBEAM SQUARE SOUTH, HORNBEAM BUSINESS PARK,
 HARROGATE, NORTH YORKSHIRE HG2 8NB
 TEL: 01423 873679 FAX: 01423 873679 e-mail: office@pcpa.demon.co.uk

TO WHOM IT MAY CONCERN

We would confirm that we have employed Derry Construction of Harrogate as building contractors in the past.

They have constructed 2 no projects on behalf of this practice:-

- 4 no 2 bedroom flats in a single block containing low level garages on a difficult sloping site at Addingham. This work was for Primary Homes Limited and cost approximately £130,000.00 in 1991.
- A large barn conversion to an executive home. This work was for a private individual and cost approximately £98,000.00 in 1994-95.

Both projects were handled in a conscientious and workmanlike manner and this practice would employ the contractor again.



Our Service:

- Competitive Quotes & Tenders
- Accurately Measured & Calculated
- Priced Specifications & Rates
- Produced Bill Of Quantities
- Verified Valuations & Claims
- Variations Dealt Fairly & Promptly
- Detailed Final Accounts



7 November 2006

Shane Derry
Derry Construction
Myton Cottage
Summerbridge
Harrogate
HG3 4HS

Dear Shane

PROPOSED HOUSE ALTERATION

SIR ROBERT OGDEN

for the above and v

ARCHITECTURAL DESIGN
INTERIOR & LANDSCAPE
THE OLD GRAMMAR SCHOOL
MANOR SQUARE
COTTON
LEEDS LS21 3AQ
TEL: 011423 446188
FAX: 011423 446154
EMAIL: hannah@dmab.com
www.darbymlb.com



**Darby Miller and Bown
Architects**
The Old School,
Nidd, Harrogate HG3 3BJ
Telephone: 01423 772602 Fax: 01423 770844

1st November 2006,

Derry Construction Ltd
Myton Cottage
Summerbridge
Harrogate HG3 4HS

Dear Sirs

26A Kent Road, Harrogate

Please find enclosed a copy of drawings numbered 644:10A and 644:11A which illustrate a scheme for a pair of semi detached houses at the above location. There is an existing bungalow on the site which is to be demolished to make way for the new development. Planning permission has been received and working drawings are in preparation.

Unlike some, we never make unrealistic bids, those who do only survive by making spurious claims during the contract. The bid low and claim later mentality may win contracts but never makes for a trouble free project. We prefer our bids to be accurate and fair, properly pricing the specification to help towards delivering a project the client expects for the price we quote.

“Gladly Recommend Derry Construction”

“I would like to take this opportunity to say how pleased I have been with the quality and professional approach of Derry Construction over the last two years. I would gladly recommend Derry Construction for any building in the future”

Andrew Farr, Interior Architect.

“Highest standard and quality”

“I am very proud to have been involved in, and recommend the work of Derry Construction Ltd. as of the highest standard and quality.”

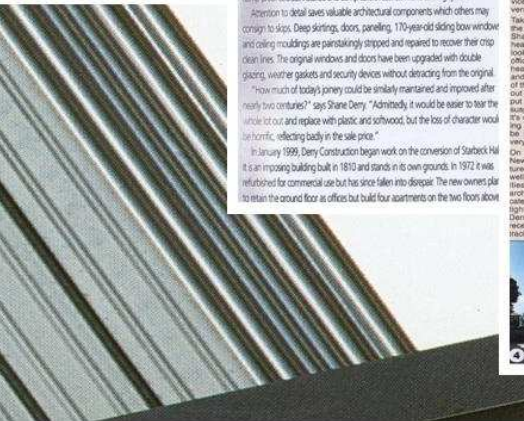
Andrew J. Evans, Architect.



The Professionals Choice For Accurate Quotes:

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Industry Magazine Features

Properties of character

Derry Construction - where quality of work is more than skin deep

Work carried out by Harrogate-based Derry Construction proves that the old buildings can be cost-effectively converted while still being able to conserve or enhance period detail. As Director Shane Derry comments: "We combine security and comfort requirements with the aesthetic qualities of period properties, retaining the good while adapting aspects which are ill-suited to today's needs. Modern builds cannot work to yesterday's fine standards, yet improving old houses with modern interiors can give the optimum return. It truly is a 'win-win' situation for our customers."

Although Harrogate enjoys an enviable reputation for its architecture, the well-proportioned terraced houses facing West Park Square have, over the years, become neglected and are starting to prove a magnet to less desirable elements. The 500 sq ft of ground forming a belt around most of the town centre, and adjoining residential properties usually carry a premium.

However, this run of terraces has definitely seen better days. The main block was two houses, then became a hotel, and in the 1960s suffered during an unregimented conversion to offices. Last year they were divided into the property as six self-contained apartments which quickly sold for between £115,000 and £170,000. Derry Construction has just completed work on the adjoining block. Once three shabby flats, it is now one of the very desirable houses. Such rapid sales and desirability stem from the fact that Derry Construction takes plans to repair and restore the original quality features that cannot be replicated using today's techniques. Employing the services of associate company, Harrogate Damp-proofing Co Ltd, all timbers were treated, full damp-proof courses installed and damp collars rectified with a tanking system.

Attention to detail saves valuable architectural components which others may consider to be too expensive to retain. Deep skirting, doors, panelling, 170-year-old sliding bow window and ceiling mouldings are painstakingly stripped and repaired to recover their crisp clean lines. The original windows and doors have been upgraded with double glazing, weather gaskets and security devices without detracting from the original. "How much of today's property could be similarly maintained and improved after nearly two centuries?" says Shane Derry. "Admittedly, it would be easier to tear the window out and replace with plastic and sashwood, but the loss of character would be horrific, reflecting badly in the sale price."

In January 1999, Derry Construction began work on the conversion of Starbeck Hall. It is an imposing building built in 1810 and stands in its own grounds. In 1972 it was refurbished for commercial use but has since fallen into disrepair. The new owners plan to retain the original floor as offices but build four apartments on the two floors above.

As the Hall is a Grade Two listed building, Derry Construction is taking care to preserve and enhance original features. Most challenging is the repair of the ornate stone gable. The piece of masonry above roof level could actually move and a structural engineer believed it to be at risk from strong winds. Derry took detailed photos and drawings before numbering each stone, dismantling and re-erecting should now continue to grace Starbeck Hall for at least another 200 years.

Many North Yorkshire residents have fond memories of Alderson House, a run home, recently closed amidst a certain amount of controversy. Derry's sympathy for the conversion of the building to five flats has been much admired, but the quality of work is more

Special Report

Derry Construction - Setting new standards in home and commercial property building and renovation



Local firm Derry Construction Ltd set to transform the way the area's home owners and businesses go about securing a contractor for building, self or renovation work. The imminent development of the company's new premises, just off Station Parade, will be seen as a statement of intent by a firm which already combines a broad range of design and construction services with an experienced and versatile management team. Taking the reins through the plans for the Temple House development, Shane Derry, the company's head, described this bold new local firm Derry Construction Ltd as well as refits, Derry Construction also offers load out design-and-build services, being very much in a sort of one stop shop for homeowners and commercial customers with a range of budgets. Though the firm boasts such modern-style flagship projects as the Casa Romana restaurant on Cheltenham Crescent, during which the company had to do much of the required preparation work as it went along. "It was a very short time frame, unusually you usually have a lead in time to be able to source materials, labour, specialist products and so on. With this job we didn't, so we had to have a good housekeeping management team to oversee it all and actually source the materials while we were doing the work. That takes a lot of experience and skill."

Inaugural to the team is the firm's in-house architect, Andrew Evans BA(Chp). Arch, who also projects, manages and can provide detailed technical drawings, which helps to bridge the gap between the original drawings and the practical needs of the builder. Such skills are invaluable when dealing with specialist glass suppliers or steel fabricators, cutting out the need for an extra person to provide drawings of the required detail. As well as refits, Derry Construction also offers load out design-and-build services, being very much in a sort of one stop shop for homeowners and commercial customers with a range of budgets. Though the firm boasts such modern-style flagship projects as the Casa Romana restaurant on Cheltenham Crescent, during which the company had to do much of the required preparation work as it went along. "It was a very short time frame, unusually you usually have a lead in time to be able to source materials, labour, specialist products and so on. With this job we didn't, so we had to have a good housekeeping management team to oversee it all and actually source the materials while we were doing the work. That takes a lot of experience and skill."



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Lifestyle Features

Press

in an episode of 'The A Touch of Frost' and the forthcoming Temple House development, it also specialises in renovation building work. This scheme is work, including the recent

brings to each project, the company provides a unique guarantee scheme of up to 10 years for building work. This scheme is offered in conjunction with the

PROPERTY Advertiser

FRIDAY SEPTEMBER 25 1998

Alderson Square is typical of Hanmart

By Rebecca Parsley

HANMART Properties pride themselves on being much more than just property designers - they are property specialists. Valuable period features that may be overlooked by some are retained, while modern amenities are added to make the property a real home.

Their recent success with a late century building on Harrogate's West Park confirms this philosophy, and the new building Hanmart will now be brought to the neighbouring owners.

These shabby flats are to be turned into one house to be shared. The property features a large entrance, and all main doors and windows are to be replaced with new, energy saving double glazing. The kitchen will have a new sink, and the bathroom will have a new shower, and the bedrooms will have new carpets and ceiling mouldings. And modern amenities, including full wiring, an alarm system, and new central heating system, are all being provided while the commitment to quality and respect of period detail is maintained.

The entire five-story house, in use of Harrogate's premier position overlooking the city, is up for sale at several hundred thousand.

Hanmart's latest project is the conversion of the former Alderson House, North Street, off Leeds Road.

The company worked closely with the borough planning department on the design, by ensuring it is in keeping with the



Mr James Tyreman, left, with Mr Shane Derry.

intended to the main building to form an imposing entrance, and all main doors and windows are to be replaced.

Apartment

Five luxury apartments are expected to be completed early in the New Year, priced between £200,000 and £300,000. Estate agent James Tyreman is already marketing the new and is optimistic about their

highly period properties at Alderson Square. The house is in the heart of our city, in a prime location that any 'as new' estate agent would struggle to find a buyer for our customers.

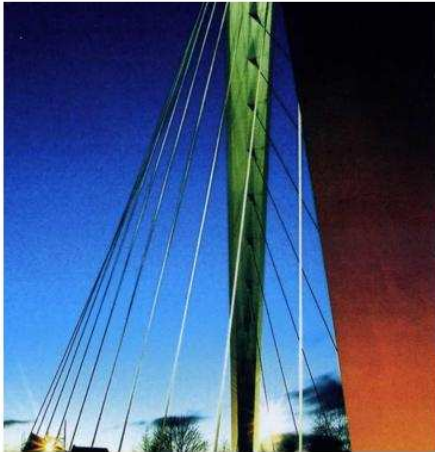
Further information on this property is available from Hanmart Properties at 18 Skipton Place, Harrogate, or by phone 01422 32667, or from Shane Derry, Estate Agent at 28 Albert Street, Harrogate.

Derry Construction Ltd.

Building Contractors

Derry
Construction Ltd.

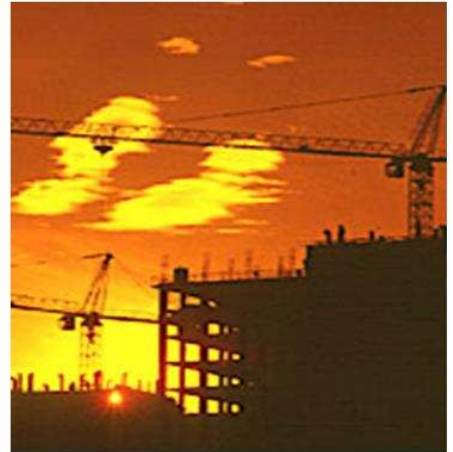
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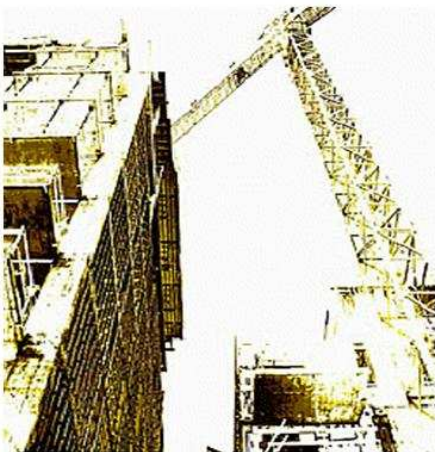
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