

## ***Farminer Developments Limited***



## ***Case Studies - 2013/14***

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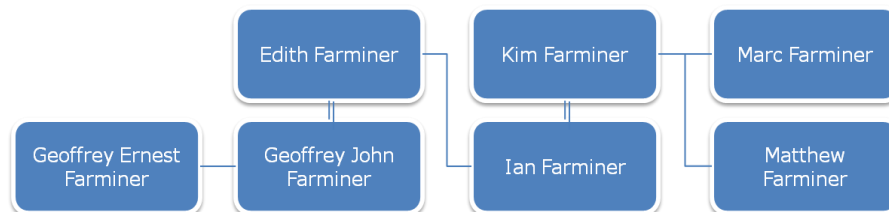
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## About Farminer Developments

The Farminer family have been part of the local building scene for over 60 years. My grandfather Geoffrey Farminer set up the business from his home at Fox Corner in 1947, trading then as G E Farminer and Son. My father took over the business in 1967 and ran it from our yard in Normandy until his retirement in 1993. I then took over the reins and became the Managing Director. Having completed a carpentry and joinery apprenticeship, I spent many years working on site. More recently my time has been focused on project managing and driving the company forward.

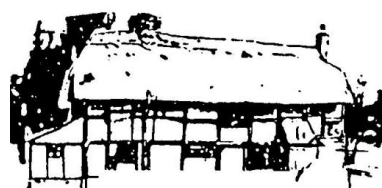
We became a limited company in 1986 and changed our name to Farminer Developments Ltd. In 2007 we saw the introduction of a fourth generation working in the business. Marc has completed his degree in Commercial Management in construction and has become an Incorporated member of the Chartered Institute of Building, working his way towards full chartered membership.

Today we are a medium sized family building company, run by my wife Kim, myself and Marc and site manager Warren. We have a team of full time tradesmen, some have been with me for several years, also using sub-contractors that produce the high quality work that we always expect. We like to offer a professional, yet friendly and personal service.



Our aim for each project, no matter how large or small, is to produce a high quality job that both we and the customer can be proud of and happy with. This is the basis on which our reputation has been built upon, now and in the past, with a high percentage of our work being obtained from recommendations from past clients.

We work closely during the project with the client to ensure that they are satisfied, undertaking many different types of work. The other areas of our site show some of our previous projects and the expertise we have. We will meet you to discuss your requirements, make suggestions and come up with budget costs. For many projects, we become involved even before plans are drawn up, therefore if required, we can arrange for the plans to be drawn, either by an outside architect or by personnel within our company.



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## Case Study 1

### Information

<u>Cost</u>	<u>Year</u>
£335,000 (Excl Vat)	2010
<u>Duration</u>	<u>Gross Internal Floor Area</u>
9 months	225m2

### Specification

- New Build
- Achieved Code Level 3
- Inclusion of Basement
- Modern Interior
- Poggenpohl Kitchen
- Oak Staircase with glass
- NHBC
- Air source heat pumps
- Double Glazing
- Lutron Lighting system

### Description

A new build development located in the countryside above Guildford Town centre. This is one of two bungalow developments on the plot, which includes a reinforced concrete basement, 3 en-suite bedrooms, lounge, spacious kitchen diner and games room. The development has environmental credentials, complying with code 3 of the code for sustainable homes, achieving optimum air tightness. Internal finishes are of the highest quality with an oak staircase, top of the range kitchen and bi-fold sliding doors at the rear to create an open area with the external environment.



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## Case Study 2

### Information

Cost  
£388,000 (Excl Vat)

Year  
2008/09

Duration  
10 months

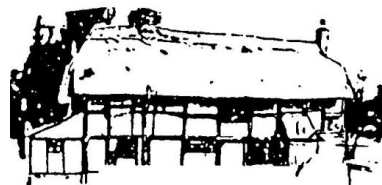
Gross Internal Floor Area  
250m<sup>2</sup>

### Specification

- New Build
- Double Glazing
- Aluminium Windows
- Masonry Construction
- Oak Staircase, front door and internal balcony
- Piled Foundations
- NHBC
- Slate roof
- Marble Flooring
- Rendered External Finish

### Description

Located in the hills surrounding Guildford, this two storey new build epitomises modern architectural design and construction. Rather than a conventional masonry external finish, a rendered approach was incorporated. The building centres around the front entrance hallway which is overlooked by a first floor balcony. High quality materials and workmanship were used throughout by our trades' team and regularly contacted subcontractors.



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## Case Study 3

### Information

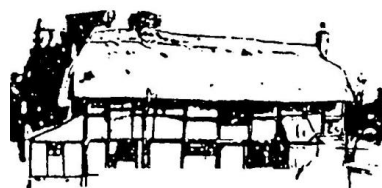
<u>Cost</u>	<u>Year</u>
£330,000 (Excl Vat)	2008
<u>Duration</u>	<u>Gross Internal Floor Area</u>
9 months	160m2

### Specification

- NHBC New Build
- Piled Foundations
- Double Glazing
- Conservatory at the Rear
- 4 Bedrooms
- Under floor heating
- Hand Cut Twin Oak Barn (Garage)
- Oak Windows and Front door

### Description

Due to the poor substrata, this countryside property required piled foundations to establish a firm and stable substructure to build upon. The property is complimented by an Oak twin garage at the rear, handmade by specialist barn contractors. Following planning control requirements, design restrictions were allowed for, creating a contemporary yet period development. To expand this family house, the inclusion of a conservatory was designed to make use of the natural light available from the South.



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## Case Study 4

### Information

Cost £622,000 (Excl Vat) Year 2006/07

Duration  
9 months

### Areas of Work

- Swimming Pool Area
- Barn Conversion
- Other External works

### Specification

- External works (Tennis Court)
- Greenhouse
- Heated Swimming Pool
- Rolldeck Pool cover
- games room space, with a mezzanine floor to make use of its
- Grade II Listed Buildings
- Water Fountain
- Barn Conversion
- Lutron Lighting
- Sonos Music System
- Mezzanine Floor
- Spiral Staircase

### Description

Located on the outskirts of Guildford in Chilworth, works undertaken at the manor include a Barn conversion, swimming pool area development and external works. Externally, the swimming pool was constructed by our team and external pool specialists. The barn was converted into a high ceiling.



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## Case Study 5

### Information

<u>Cost</u>	<u>Year</u>
£480,000 (Excl Vat)	2009/10
<u>Duration</u>	<u>Gross Internal Floor Area</u>
11 months	350m2

### Specification

- 2 storey
- Double Glazing
- Sonos Music System
- Poggenpohl Kitchen
- Hand Cut Oak Barn Twin Garage
- Handmade Oak Windows and Front door
- 4 Bedrooms
- Lutron Lighting system
- Under floor heating

### Description

Set beside the local golf course and in an area of archaeological interest, this family home dating back to 1935 has been renovated to a high standard. Whilst incorporating contemporary features such as a Poggenpohl kitchen, it has kept some of its past integral elements including the newly refurbished cast iron balustrading to the staircase. A double storey extension was added at the side and a small single storey extension to the rear, alongside a timber framed garage.



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## Case Study 6

### Information

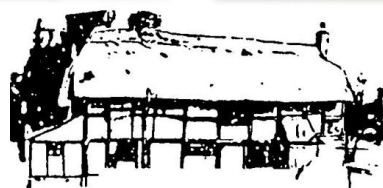
<u>Cost</u>	<u>Year</u>
£420,000 (Excl Vat)	2010
<u>Duration</u>	<u>Gross Internal Floor Area</u>
9 months	345m2

### Specification

- 3 storey
- Double Glazing
- Complete Re-roof
- Rooflights
- Under floor heating (Electric and Water)
- 5 Bedrooms
- Loft Conversion
- Extension to the rear and side
- Oak Frame Trusses

### Description

This family property has been renovated including a loft conversion and extensions above the existing garage and at the rear to extend the kitchen and family room. Opening bi-fold doors have been incorporated to create an open environment, ideal for the summer. We used trusted and competent specialist subcontractors who strive to achieve the quality and overall end product, our company expects on every project.



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## Case Study 7

### Information

<u>Cost</u>	<u>Year</u>
£1,600,000 (Excl Vat)	2003-05
<u>Duration</u>	<u>Gross Internal Floor Area</u>
18 months	475m2

### Areas of Work

- Refurbishment
- Extension and Pool
- External works

### Specification

- 3 storey
- Top of the Range finishes
- 3 Car Oak Garage
- Electronic Gates
- Roof Lantern
- Jacuzzi and Sauna
- Heated Swimming Pool
- Hand made oak staircase
- Gym
- Under floor heating

### Description

Farminer Developments were contracted by the new owners to refurbish the property with a contemporary design in mind. Internally, finishes have been to the highest of standards following the wishes of the client and their interior designer. To the side of the property, an extension has been built to enclose the swimming pool and other spa features, with vast external works undertaken.



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## Case Study 8

### Information

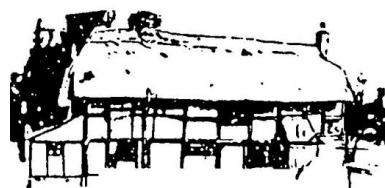
Cost	Year
£500,000 (excl VAT)	2003
Duration	Gross Internal Floor Area
11 months	500m <sup>2</sup>

### Specification

- Hand-cut timber joinery
- Underfloor Heating
- Mezzanine 2<sup>nd</sup> floor
- Restored Oak Beams
- Timber Windows/Doors
- Specialist Timber Stairs
- Renovated Garage and Out Buildings
- Slate roof

### Description

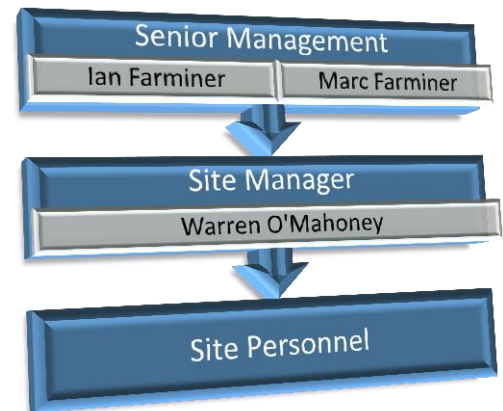
Working alongside specialist subcontractors, Farminer Developments and its trades team converted this derelict barn into a vibrant family home. To make use of the buildings high ceilings, a mezzanine floor was constructed creating a second floor for bedrooms and balconies overlooking the ground floors communal areas. Oak Beams were either refurbished or replaced to restore the property visually as well as structurally.



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Farminer Developments strives to be an H&S compliant organization, taking the health and safety of employees, subcontractor employees and the public, very seriously. Management is trained to deal with health and safety issues, with a Qualified CDM coordinator used for notifiable projects. Our operatives are CMPE carded to operate plant & machinery and H&S trained. We look to fund additional training where possible that will further improve the H&S knowledge of our employees and its implementation on all of our sites. We envisage in 5 years time that all management and operatives within the company will be CSCS carded.



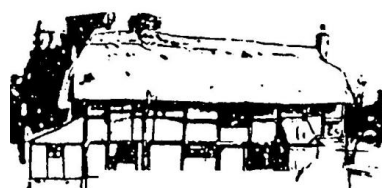
On all projects, we look to work with the Architect to ensure those on site are complying with site rules and requirements. Ian Farminer, Managing Director, is responsible for spurring H&S compliance through the production of the organisations H&S policy and other documentation. The aim is to create an H&S knowledge rich environment throughout the organizations chain of command. We produce Method statements, Construction Phase Health & Safety Plans and Risk Registers. When selecting sub-contractors and personnel to work on our projects, we ensure each is competent, adhering to the requirements set out in CDM 2007 Appendix 4. A two stage test is undertaken looking firstly at the companies organisation and arrangements for H&S and secondly their experience and track record.

## Environmental Concern

Farminer Developments proactively aims to encourage environmental concern to all employees and sub-contractors whilst striving to meet environmental goals. We are committed to minimising any negative effects our operations have on the environment, looking towards sustainable development. Where possible, we strive to comply with environmental requirements set upon projects by the client, planning authority and other schemes such as Considerate Constructors. As seen by previous projects, we have complied with such requirements including building to code level 3 of sustainable homes. Our employees are environmentally conscious and are informed of the need to consider environmental implications in all work they undertake. We look to work with clients, subcontractors and suppliers to minimise environmental impacts. The company's directors support environmental concern and regard it as a key target to achieve.

The organisation looks to:

- Minimise operational pollution
- Reduce effects of noise and dust
- Develop low carbon footprint buildings
- Where possible, suggest and incorporate energy saving features
- Construct using sustainable materials and promote recycling on-site.



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