



# ASHDALE

PROJECTS

## BUILDINGS. TRANSFORMED.



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# What We Do

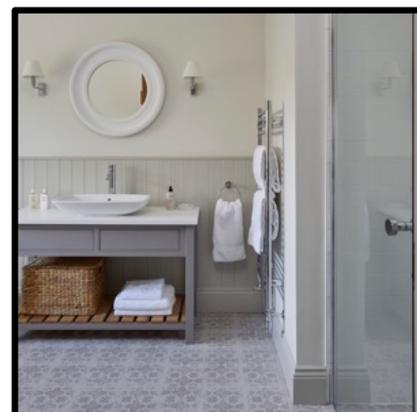
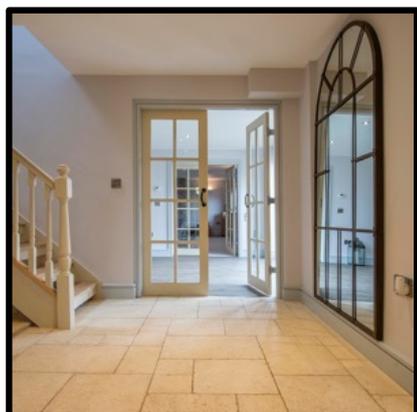
Ashdale Projects offers a truly professional experience and innovative approach to construction for private clients, landlords, community projects and commercial organisations.

Home and office improvements can seem a daunting task. They can also be a major financial undertaking. Ashdale Projects uses its experience to guide you efficiently through the process.

Managing projects valued at between £50k and £500k, Ashdale Projects helps clients achieve maximum value whilst expertly handling every aspect of the design and construction process to make the whole experience stress free.

Before the building work even starts, Ashdale Projects can help you clarify your ideas, requirements and options. We can help you make informed decisions, allocate your budget wisely and if necessary, negotiate the planning process. You may already have an architect or you can take advantage of Ashdale Projects' architectural and structural design services.

Our work includes internal refurbishments, extensions, full scale renovations and new builds as well as external works and landscaping. All jobs are completed to the highest standards using highly skilled, qualified tradesmen, expertly managed to minimise disruption and achieve the best results.



# Our Expertise



With over 30 years' in the construction industry, Nigel Ribbons has built up a wealth of residential and commercial experience. He has successfully undertaken many building projects across the UK dealing with private clients and both public and private sector organisations.

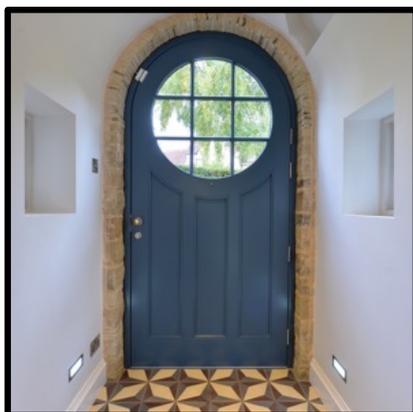
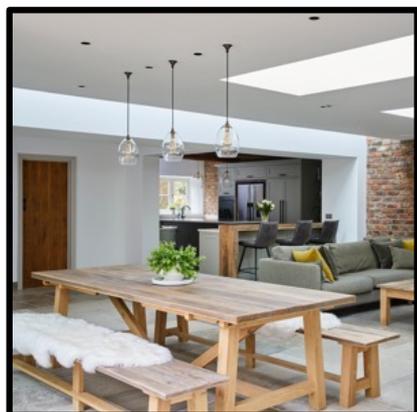
Prior to Ashdale Projects, Nigel worked with some of the biggest names in the commercial sector whilst retaining the ability to understand the demands of private clients in meeting their objectives.

His commercial work included construction projects and civil engineering contracts for ASDA, Next, Yorkshire Electricity, Tesco, The AA, HM Prison Service, Leeds City Council, HSBC and PriceWaterhouseCoopers.

Community projects included the conversion of a grade II listed chapel at York St John's College into a performing arts facility as well as alterations and improvements to several schools.

In 2009, he set up Ashdale Projects focussing on residential work. Since then he has worked with private clients on projects ranging from damp problems through property extensions, landscaping and external works to complete renovation of both modern and listed properties.

His commercial work with Ashdale Projects has included retail and commercial refurbishment projects for local businesses and in the community, he oversaw the rebuilding of and subsequent improvements to Kirk Deighton Village Hall.



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# Linking Extension



## Project:

Moor Monkton

## Details

Extension to link main house and outbuilding at ground floor level.

The outbuildings were also refurbished to create a utility room, first floor bedroom with ensuite and double garage.



## Details

Bespoke timber windows, doors and bifold doors were installed to the refurbished areas whilst aluminium sliding doors and rooflights were installed in the extension.

External works included a patio area, oak pergola, raised planters and a green oak cart barn

# Remodelling & Refurbishment



**Project:**  
Wetherby

**Details**  
External work included:

- Re-render external walls, tidy wires & cables
- New tiled, GRP & lead roofs plus velux windows
- Clean roof, replace ridges, gutters & downpipes
- Outside lights, extend patio & paths



**Details**  
Internal remodelling work on ground floor to create larger kitchen/diner, utility and shower rooms including:

- Underfloor heating, new electrics
- Bifold doors on to garden
- Limestone floors, oak floors
- New windows & flat roof domes

# Residential Remodelling



## Project:

East Keswick

## Details

Small side extension and internal & external improvements to create a more open, light space to the rear of the property



## Details

Work included:

- Structural work to create small side extension
- Installation of electrical underfloor heating
- 3 & 5 panel bifold doors and velux windows

# Residential Remodelling



**Project:**  
Cattal

## Details

3 small rooms were remodelled to create a kitchen/diner and living room.



## Details

Work included:

- Installation of underfloor heating
- Replacement of ceilings and oak beams
- New pitched roof and roof lantern

# Internal Remodelling & Landscaping



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## Project:

Thorp Arch, nr Wetherby

## Details

3 smaller rooms knocked together to create larger kitchen/diner/family room.

2 sets of bifold doors installed to replace smaller French doors



## Project:

Thorp Arch, nr Wetherby

## Details

Extensive landscaping to create larger patio and additional seating areas with solid oak pergolas

# Period Property



## Project:

Period Property, Wetherby

## Details

Refurbishment of period property



## Project:

Period Property, Wetherby

## Details

Work included

- Structural repairs
- New kitchen
- New timber sash windows
- New timber front door and frame
- Sandblasting of exterior stonework

# Renovation



**Project:**  
Near Wetherby

**Details**  
Extension and refurbishment of former farmhouse including side extension and loft conversion



**Project:**  
Near Wetherby

**Details**  
Project included raising walls in matching stone and replacing roof to create 2 attic bedrooms and bathroom

# Kitchen Extension



## Project:

Thorp Arch, nr Wetherby

## Details

Kitchen extension to provide new larger kitchen/dining area and family room including bifold doors and velux windows.



## Project:

Thorp Arch, nr Wetherby

## Details

The alterations also added a utility room and wc. A new porch was put on the front of the house.

# Dining Room Extension



**Project:**  
Cattal, nr Wetherby

**Details**  
Dark, narrow dining room extended to give more light and space



**Project:**  
Cattal, nr Wetherby

**Details**  
Pyramid roof lantern gives additional light.

# Residential Extension



**Project:**  
Wetherby

**Details**  
2 storey extension to create new kitchen/diner, family room and master bedroom with ensuite whilst the client remained in residence.

Private client



**Project:**  
Wetherby

**Details**  
Internal view of the family room

# Extension – Before & After



**Project:**  
Near Castleford

**Before Photo**

**Details**

Extension over garage to form master bedroom suite upstairs & kitchen/Utility extension, plus downstairs.



**Project:**  
Near Castleford

**After Photo**

**Details**

Project included a steel framework supporting the new first floor and the formation of a passageway linking front to rear.

# Garage Conversion



**Project:**  
Clifford

**Before Photo**

**Details**

Conversion of garage to provide additional living space



**Project:**  
Clifford

**After Photo**

**Details**

The work created an office and downstairs WC.

A pitched roof replaced the flat roof across the full width of the house.

# Loft Conversion



**Project:**  
Kirk Deighton

**Before Photo**

### Details

Conversion of loft in period property to create home gym, bedroom with ensuite and games room including new stairs for access from 1<sup>st</sup> floor



**Project:**  
Kirk Deighton

**After Photo**

### Details

Works included installation of reinforced floors with acoustic insulation and structural works to the roof whilst exposing as much of the original roof structure as possible

# Home Office



**Project:**  
Home Office, nr Wetherby

**Details**  
New build in Conservation Area

Large double garage with storage space



**Project:**  
Home Office, nr Wetherby

**Details**  
First floor office space with kitchenette and shower room

Large oak timber picture window

# Testimonials



Ashdale Projects undertook a kitchen renovation for us back in 2010 and we were extremely pleased with the whole experience. Our project manager, Nigel Ribbons, was very informative about each stage and visited site everyday. He employed and managed excellent tradesmen, who were all very punctual, tidy and precise in their work. I have already recommended Ashdale Projects to others and will continue to do so.

*Anna, Wetherby (Domestic Refurb)*

Ashdale Projects did an absolutely top rate job at our rental property in 2012. We really appreciated that even though we live in New Zealand, we were regularly kept informed with emails and photos attached of progress including costs incurred. We were also consulted with good honest advice on what we wanted done. Ashdale Projects did the liaison with our Letting Agents and even the new tenant throughout the project so that it was completed in good time. They also cleared away all the rubbish from the site leaving it ready for the tenant to move in. We couldn't have asked for more. Overall we were totally delighted by the work Ashdale Projects did for us and have no hesitation in employing them again and recommending them to others.

*Jane, New Zealand (Rental Property)*

Ashdale Projects successfully managed a substantial extension to our house in 2012. Whilst the scale of the work was daunting to us, Nigel Ribbons proved to be a skilled and friendly guide throughout the process. His technical expertise proved to be an invaluable source of information and advice as we negotiated the practicalities of a complex project. More importantly, Nigel and his team of skilled tradesmen were sensitive and adaptive to our needs, as our family continued to live in the house whilst the work was undertaken.

Ashdale was strongly recommended to us by another client. We'd be delighted to offer the same recommendation to others who wish for an exceptional finish and a job well done.

*Lou & Simon, Wetherby (Domestic Refurb)*

Ashdale Projects Ltd provided a superb professional service from start to finish.

The fantastic result was achieved with the minimum of disruption.

How reassuring to have such an excellent service on my doorstep.

I would highly recommend them to anyone.

*Denise, Wetherby (Major repairs to older property)*

*During the past 5 years, Ashdale Projects have fully renovated two properties for me, both with outstanding results. To complicate matters, I have been living overseas during this time. I left both of the renovation projects in the capable hands of Nigel Ribbons, and despite the distance, he still managed to include me in all the decisions from choosing bathroom tiles to deciding on flooring. One property was a Grade II Listed cottage which required Council approval and the sourcing of specialised materials. Nigel handled all of that very efficiently. I would not hesitate in using Ashdale Projects again as they are extremely professional, produce high quality work and are a pleasure to work with.*

*Ruth, Dubai (Rental Properties)*

# Testimonials

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When contacting us please ask for:  
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Direct Tel: 01904 615530

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7<sup>th</sup> November 2013

Your ref:

Our ref: SK/SK/OFF001-6

Dear Nigel

I write to express my thanks for the extension your company built at my home which completed recently.

This project was obviously a considerable undertaking in the life of the Knowles family and involved inevitable considerable expense.

Our main concern was to instruct a reliable and approachable contractor who would deliver a quality result.

I am happy to confirm that you met our expectations. Each aspect of the project was carefully outlined in advance and regular updates from you ensured we knew exactly where we were at any given time.

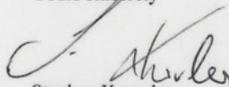
The few problems we encountered on the way were dealt with quickly and with minimum fuss.

The final result is of high quality and blends in well with the rest of the house and has already drawn admiring comments from friends, family and neighbours.

I would therefore have no hesitation in recommending your services to anyone looking for a reliable, quality building company.

With thanks again.

Yours sincerely



Stephen Knowles  
QualitySolicitors Burn & Company



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# The Next Step



Every project is as important as the next, regardless of scale, location or profile. Whether it is a private extension, a school, a substation or a business park, Ashdale Projects will be delighted to build a solution for you.

By constantly striving to improve in every area of business we believe we will continue to benefit all our customers.

Do you think we sound like the kind of organisation you'd like to do business with?

If so please get in touch:

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