



**SOLUTIONS FOR ANY  
BUILDING PROJECT**

[www.builders-preston.com](http://www.builders-preston.com)

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## Welcome

A.R.N Contractors are a well respected, family run, professional and knowledgeable contractor located in Preston.

We are able to provide our clients with bespoke services completely tailored to the projects needs, from new build housing, commercial developments to a residential extension.

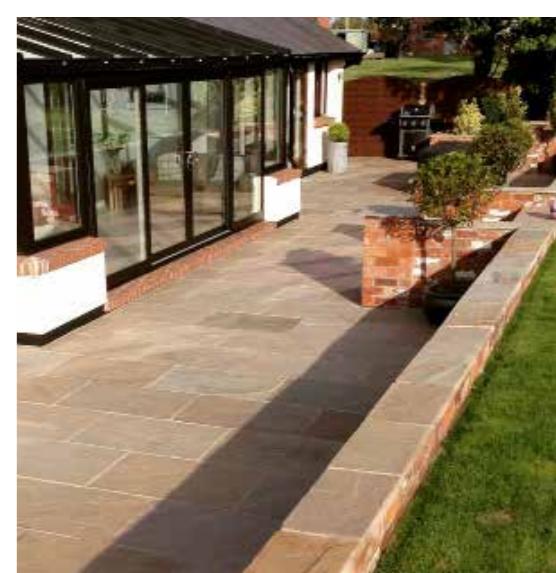
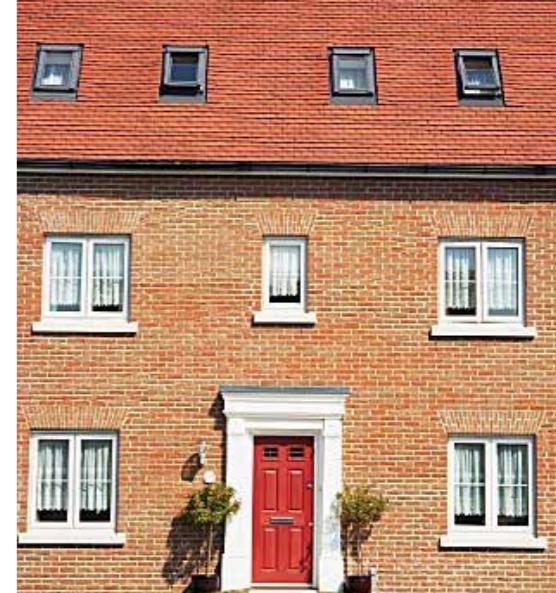
Our work ethic is the driving force behind the company, to ensure we always hit deadlines and meet our customers demands

As we've grown in size our service offering has grown and developed alongside us, but our service and reliability is core to what we do. Enabling you to trust and depend on us with your project from concept to completion.

“

We are a family run business and still remain true to our ethos that our founder John Dewhurst believed in; Honesty, Integrity and Industriousness.

”



# Who We Are



A.R.N Contractors has housed 3 generations of the Dewhurst family, with over 80 years of combined experience within the construction industry.

Starting off doing residential developments from extensions to conversions, we have grown into the commercial, public and private sectors, working with some of the largest Blue Chip companies of the industry.

Now as an established building contractor in the North West of England, we cover areas such as; Preston, Blackpool, Lytham St.Annes, Kirkham, Southport, Lancaster, Liverpool and Chester.

We are geared to creating individual, innovative and dynamic building environments and solutions for customers ranging from property developers to end-users, public sector agencies and local authority bodies.

From extensions on residential properties

A.R.N Contractors has come a long way since starting out in the early 1980's. Known then as JM Dewhurst Building Contractors we have grown and expanded over 35 years to what we are known as today, A.R.N Contractors.

through to multi million pound developments on commercial and industrial projects, we offer a wide range of services across various markets. Typically undertaking commercial and industrial developments, new builds, home extensions, refurbishment projects or any other building services.

Our strong team of management and dedicated team of accredited local tradesmen, learn the company a strong and deserved reputation for a high standard of build quality, design and implementation.

But we still remain true to our ethos that our founder John Dewhurst believed in; Honesty, Integrity and Industriousness, which our Managing Director Arron Dewhurst still works by today.

To achieve these standards, everything we do is built on a foundation of openness and trust, ensuring that every project is meticulously planned and executed on time and on budget.



From extensions on residential properties through to multi million pound developments on schools and public projects, we offer a wide range of services across various markets.

## Working In Partnership

To provide the highest quality service to our clients, A.R.N Contractors and ADS Electrical have entered into partnership to work across the Industrial, Retail and Commercial sectors.

ADS Electrical offers the highest standards of installation and maintenance works. With over 80 years of experience in the Mechanical and Electrical sector they have obtained a wealth of knowledge and expertise, which they put to use everyday for both domestic and commercial clients across the UK.

Working together it is our goal to offer our clients innovative working and retail spaces, designed and tailored to suit their requirements.

To do this we offer a bespoke 'Design & Build' service, taking care of all interior and exterior designs, specification and statutory departments. From concept to completion, we work collaboratively to ensure our clients a stress free and seamless experience.

## Our Values

### WORK ETHIC

Our work ethic is the driving force behind the company, to ensure we always hit deadlines and meet our clients demands

### AFTERCARE

We take pride in our work and offer a 12 month guarantee. On any project we'll always be a call or email away

### BUDGET CONTROL

Our management team will do their upmost to uphold your budget, making your project as eco-efficient and cost effective as possible

### PROFESSIONALISM

Your building team will always be in uniform, approachable, respectful and are fully trained with CSCS, CPCS and SMSTS training. We only use approved subcontractors and suppliers for all projects

### RELIABILITY

As we've grown in size our service offering and added value elements have grown and developed alongside us, but our service and reliability has remained core to what we do. Enabling you to trust and depend on us with your project

### PROJECT MANAGEMENT

All of our managers have a personal approach to day to day activities. All of our managers ensure quality, health and safety and environment requirements are fulfilled for all elements of work

# What We Do

A.R.N Contractors starting off doing residential extensions and conversions.

We have since grown into the commercial, public and private sectors, working with some of the largest Blue Chip companies of the industry.



## Our Services



### NEW BUILD HOUSING

A.R.N Contractors specialise in the management of New Build projects from design to completion, we have a highly skilled team of craftsmen that work on a range of projects – from one-off builds, multiple dwellings to large scale residential developments.

### COMMERCIAL DEVELOPMENTS

A.R.N Contractors offer building and construction services for commercial and industrial development projects. We have extensive experience of working with clients in the leisure, commercial, education, industrial and public sectors.

### RESIDENTIAL DEVELOPMENTS

We create desirable homes by combining high quality traditional materials and workmanship with contemporary design and fittings; from bespoke new builds, extensions to building conversions.

### BESPOKE SERVICES

We provide a comprehensive range of building services from groundwork, masonry, joinery and carpentry to mechanical and electrical. On every project big or small, we pride ourselves on our workmanship, attention to detail and customer service.

### INDUSTRIAL DEVELOPMENTS

We create innovative office and retail spaces, designed and tailored to suit your business's individual requirement. A.R.N Contractors provide fast, efficient project management to ensure that there is minimal disruption to your business.

### EXTENSIONS

Adding an extension or conservatory can transform your home. Whether you're considering a small extension to create an additional bedroom, or an orangery, we're experienced in all styles of building work.

# Management Team

A.R.N Contractors started out as a small family business and those core values still remain at the heart of the company 35 years on.



## MEET THE TEAM

We take pride in our team and invest heavily in their growth to not only develop our company but to develop them. A.R.N Contractors team has over 150 years of collective experience in the building and construction sector combined and our directorship has seen the business and industry change over the past few years, but it's how we work together that allows us to be the best at what we do.



Arron Dewhurst  
Managing Director



John Dewhurst  
Founder



Rebecca Gay  
Financial Director



Sara Stone  
Office Manager

# Our Process

A.R.N Contractors approaches projects from a unique point of view — yours.

You may be concerned about the constraints of your project: time, ongoing operations, cost, noise, environmental issues and more.

Our extensive background in complex projects gives us the knowledge and confidence to address these issues. Our goal is to complete your project on time, on budget and better than you ever imagined.



## STEP 1

### CONSULTATION

- Company Introduction
- Explain our process
- Understand project brief and details
- Evaluate current site
- Define budget for project

## STEP 2

### DESIGN DEVELOPMENT

- Investigate zoning and planning constraints
- Work closely with the client / architect to develop the initial design concept and discuss the design plans to ensure the project is built to specification

## STEP 3

### AGREEMENT & PLANNING

- Create construction programme and review with all subcontractors to ensure a seamless transition from phase to phase
- Ensure that all statutory departments have been allocated prior to works proceeding
- Review HSE (Health & Safety) requirements and allocate appropriate documentation

## STEP 4

### CONSTRUCTION PHASE

- Weekly production meetings with client & project manager
- Regular HSE Inspections
- Daily quality control (QC) Inspections

## STEP 5

### COMPLETION

- Issue certification
- Final walk through of site
- Final snag & QC Inspection
- Handover

## AFTERCARE

- 12 month warranty from completion date
- 3 month QC inspection & follow up



# Our Projects

We approach every single project with the same amount of commitment, professionalism and vision.

Our teams experience means our clients can relax in the knowledge that they are in safe, responsible hands.

But its the shared vision of our clients, our construction team and our project management team that creates the quality that you can see in our projects.

## Some of our featured projects



“

I am delighted with the quality of my extension and the reliability of the team. You have done an excellent job, completing the build on budget and ahead of schedule. I now have a beautiful space where I can entertain and watch the sunrise over the Fylde Coast.

— Mark Tomlinson, Clifton Drive South

“

A.R.N Contractors has provided us with a great office environment to work in. The exposed structure brings warmth and character to the building with the wooden elements.

— Kathryn Targett, Black Bull Lane



**Project Name:**  
BLACK BULL LANE

**Development:**  
Industrial Office Build

**Programme**  
29 weeks

**Location:**  
Fulwood, Preston

### BRIEF

A.R.N Contractors was appointed to develop a large office, retail and yard space for a Local Builders Merchants in the Preston area, in order to serve the increasing demand of the business.

Working alongside architects, A.R.N Contractors established the clients goals to develop a multi-purpose office building using a variety of materials to give the building an eco design.

The site was in close proximity to a canal, creating a poor ground condition. To overcome this A.R.N Contractors altered the foundation design and piled foundations were installed as well as a large perforated culvert drain acting as a land drain through the centre of the yard space.

Once on site A.R.N Contractors accelerated aspects of the project to accomodate the need of the new space, completing the 18,000sqft project in 29 weeks.

The new multi-purpose office building has given the client the ability to double its workforce alongside having a larger retail space.

01



# 02

## Project Name:

ADS ELECTRICAL

Development:  
Industrial Office Fit Outs

Programme:  
6 weeks

Location:  
Bamber Bridge Preston



## BRIEF

A.R.N Contractors was appointed to carry out an industrial office fit out for its partner company ADS Electrical.

As a company that operates throughout the country, ADS required an office space to house a minimum of 6 members of staff, which was to act as a central hub for an active business, including a kitchen, meeting room and storage facilities for tools and equipment.

A crucial element of the design was to ensure that the office was specified with a high speed server to accommodate the companies rapid response service. Working collaboratively together, A.R.N contractors and ADS Electrical created an innovative working environment using a bespoke range of materials, design elements and finishing fixtures.

The scope of work included:

- Mezzanine floors, staircases, insulated partitions to all wall coverings, suspended grid ceilings
- Bespoke glass office partitioning, bannisters and balustrades
- Commercial floorcoverings
- Bespoke oak finishing fixtures
- Installation of kitchen and bathrooms
- Fire alarm, CCTV and Security, Wifi and Data, Plumbing and Heating, Electrical systems
- Air conditioning and refrigeration
- Décor





## 03

### BRIEF

A.R.N Contractors was responsible for the build of a bespoke eco-efficient spacious family home, to include an open plan kitchen/diner area to the rear of the property, opening out onto a bespoke patio.

The modern and minimalistic new build structure was designed to maximise the amount of insulation used in the floor, walls and roof space, to minimise running costs within the property.

The existing land structure of the plot presented issues for the proposed location of the property due to the natural contours of the land. To overcome this A.R.N Contractors designed a split level plot with a structural retaining wall to allow the dwelling to be built into the hillside.



### Project Name: EGERTON ROAD

#### Development: Residential New Build

Programme  
32 weeks

Location:  
Ashton, Preston



## 04

### BRIEF

A.R.N Contractors have been involved in the construction of a residential extension, internal renovation and bespoke garage.

The client required an extension to the current property to extend their current living area with a feature fireplace and a storage area for a vintage motorbike collection.

The extension was designed with a traditional rosemary tile roof and bespoke aluminium roof lights to create large panels of natural light that filtered into the new living area. The internal renovation saw the build of a feature fireplace and large entertainment area using contemporary materials throughout.

The design structure of the extension had to be amended on the release of the ground report due to poor ground conditions. A.R.N Contractors resolved this by altering the foundation structure to piling.



### Project Name: RYMER GROVE

#### Development: Bespoke Extension and Renovation

Programme  
8 weeks

Location:  
New Longton, Preston

The front of the extension was designed as a storage area for a collection of vintage motorbikes, finished with a cream grain PVC cladding and a bespoke oak garage door.



# 05

## BRIEF

Creating a benchmark for contemporary living, A.R.N Contractors was appointed to build 12 new three bedroom, 3 storey town houses overlooking the River Calder.

A.R.N Contractors worked closely with the client and architect to ensure that the design of the new homes reflected the style in the surrounding area. The development was designed towards young families, with a fusion of modern design and traditional style standing in fully landscaped gardens.

The location of the proposed development was limited by space. A.R.N Contractors worked alongside the project architect to maximise the build area of the properties.

The development was designed with a traditional masonry construction featuring pre cast sills, heads and quions. The roof was a modern truss design with solar panels installed to improve the efficiency of the properties.

The properties were all sold 2 months after completion.

**Project Name:**  
CHORLEY ROAD

**Development:**  
New Build Housing Development

**Programme**  
56 weeks

**Location:**  
Padham, East Lancashire



**Project Name:**  
CLIFTON DRIVE SOUTH

**Development:**  
Residential Extension

**Programme**  
6 weeks

**Location:**  
Lytham St.Annes



# 06

## BRIEF

A.R.N Contractors were employed to create a bright, spacious multi-functional room that would act as a hub for family life and social entertaining.

Before works commenced the design structure of the extension had to be amended on the release of the ground report due to poor ground conditions. A.R.N Contractors altered the foundation structure to the installation of piles to overcome this issue.

The extension was designed with a traditional rosemary tiled roof, with a modern red facing brick external envelope. Large modern aluminium bi-folding doors and glazing were integrated into the design to allow an influx of natural light into the kitchen and dining area.

The new extension now acts as a natural heart for the whole property, linking all aspects of family activity into one multi-functional room, providing the client with a bright and inviting space whatever the weather.



# 07

## BRIEF

Facing a growing pupil population, A.R.N Contractors were tasked with building a large extension to the schools restaurant maximising the use of natural light to the current cafeteria.

The extension to the restaurant had to be constructed within the school summer holiday period totalling 6 weeks.

Upon assessment of the existing roof structure it was discovered that the structural capacity of the current building was not structurally sound and needed to be replaced. A.R.N Contractors resolved this by working 16-18 hour shifts to ensure the project was still completed to the timescale.

The extension was constructed in rustic buff facing brick with large integrated panels of PVC glazing and a GRP roof covering with bespoke aluminum lanterns to allow a large influx of natural light.

The completed scheme provides a modern, energy efficient seating area, that houses up to another 90 students that will meet the requirements for an ever expanding school.

**Project Name:**  
OUR LADIES CATHOLIC HIGH SCHOOL

**Development:**  
Commercial Development

**Programme**  
6 weeks

**Location:**  
Fulwood, Preston



# 08

## BRIEF

A.R.N Contractors was tasked to provide a large, light kitchen and dining area.

The existing outhouse was converted into a modern extension. Designed with a traditional slate roof and velux skylights, modern aluminium bi-folding doors and glazing that were incorporated into the contemporary hand made facing brick external envelope to create large panels of natural light into the kitchen.

As part of the renovation A.R.N Contractors removed the old chimney breast and the rear of the property alongside altering the location of the window openings, to give more scope to the space.

A.R.N Contractors landscaped the rear of the property using natural stone paving to create a large outside entertaining area.





# 09

## BRIEF

A.R.N Contractors was tasked to provide a light, spacious living, dining and kitchen area, with a large stone patio to act as the core for family life and entertaining.

Views of the garden and surrounding areas were a high priority for the client, so the design incorporated large panes of modern aluminium glazing to allow a large influx of natural light alongside providing them with a clear view of the area.

The existing land structure of the property presented issues for the proposed location of the extension due to the client requesting large bi-fold doors, leading out onto a large patio area. To overcome this A.R.N Contractors designed a raised stone patio with feature planter beds, which would then act as a focal point for the home.

The extension was designed with a traditional masonry external envelope and firestone rubber flat roof. The raised patio structure used natural stone paving with a K1 K-rend detail on the planter beds.

The multi-functional extension and patio now provides the client with a large entertaining and social area, allowing them to look out onto the Fylde countryside.



### Project Name: LONGHOUSE LANE

#### Development: Residential Extension

Programme  
12 weeks

Location:  
Poulton-le-Fylde



# 10

## BRIEF

A.R.N Contractors were responsible for the build of a new residential housing development. The project comprised 4 three bedroom terraces for families and 2 two bedroom bungalows designed specifically for elderly residents.

All properties were constructed as a timber frame with a rustic red facing brick external envelope with pre-cast stone features and modern tiled roof.

All properties were designed to be eco-efficient and feature high levels of insulation to help reduce the fuel costs of the occupants.

A.R.N Contractors worked closely with the client and architect to ensure that the design of the new homes reflected the style of the surrounding area.

The development also included associated hard and soft landscaping with the communal car park.



### Project Name: SEVERN STREET

#### Development: Residential Housing Development

Programme  
24 weeks

Location:  
Longridge



# 11

## BRIEF

Black Powder Gin, based on the Preese Hall Estate has been producing fruit infused gins for a number of years. Due to the increase in demand they decided to invest in converting an existing outbuilding into a gin store.

A.R.N Contractors were appointed to design and renovate the existing 1800's farm building into a artisan gin distillery with a tasting room and retail space.

The existing out building was converted into two areas, by erecting a stud wall to separate the room, then by using modern and eco-efficient insulation techniques to the roof, to form a habitable space and also ensure the product isn't effected by the elements.

Bespoke storage units were constructed using reclaimed ash timber and solid slate worktops were upcycled from the heart of Preese Hall Villa. The shelves were made with reclaimed ash timber and finished with decorative ironmongery to provide an area to showcase product.

Since completion Black Powder Gin has made full use of the retail space by holding Gin tasting evenings.

**Project Name:**  
BLACKPOWDER GIN

**Development:**  
Bespoke Development

**Programme**  
3 weeks

**Location:**  
Weeton



# 12

## BRIEF

A.R.N Contractors was appointed to develop a new office building with separate staff room and reception area for school staff and visitors.

The project involved the design and construction to accommodate another 40 personnel at Oakfield High in Wigan.

The new school building was constructed using specially sourced materials to match in with the surrounding buildings, with a steel frame and facing brick external envelope. Large panels of aluminium glazing were incorporated into the structure to allow natural light to flood into the building.s

Other works included hard and soft landscaping of the surrounding areas to create an aesthetically pleasing welcome area for visitors.

The introduction of the new building provided the school with a new staff and visitor entrance, meaning that there was one point of entrance for visitors to report to.





13

**Project Name:**  
NOOK LANE

**Development:**  
Industrial Business Park

**Programme**  
29 weeks

**Location:**  
Bamber Bridge, Preston



## BRIEF

A.R.N Contractors was selected to carry out the construction of a 24 unit business park.

Due to pressing timescales the client required a production programme of 30 weeks for construction, this was to accommodate the requirements of new business's / tenants.

A.R.N Contractors worked closely with the architect to develop a design that could be constructed to the desired programme. The development incorporated a minimalistic eco efficient design to provide its tenants with a cost efficient, maintenance free workspace.

The business park was constructed using an engineered steel portal frame, modern insulated clad panels and large panels of aluminium glazing to ensure natural light filtered through into the units.

The scope of work included:

- Installation and connections of service mains and sewerage
- Excavation and pouring of polished concrete floor slabs
- Erection of engineered steel portal frame units
- Erection of internal partitions using masonry and insulated steel panels
- Installation of insulated clad panels
- Mechanical and electrical installation including kitchenette, bathroom and fire alarm systems
- Hard and soft external landscaping





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SMSTS

CSCS

