

The logo consists of the letters 'AYM' in a bold, yellow, sans-serif font, centered within a dark blue square. The square is tilted slightly clockwise.

AYM

The background features a detailed architectural line drawing of a skyscraper's facade, viewed from a low angle looking up. The lines are thin and grey, creating a sense of depth and perspective as they converge towards the top of the frame.

Design Services Pack

Meeting Regulations - Exceeding Expectations

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1. Introduction

Welcome to the AYM (Services) Limited Design Services Pack. As a leading flat roofing contractor, we specialise in delivering high-quality roofing installations with a strong emphasis on compliance, safety, and innovation. Our expert design services assist clients in navigating regulatory requirements, particularly in meeting the stringent demands of the Building Safety Act (BSA) and ensuring full compliance at Gateway 2.

About Us

With a £20 million annual turnover, we are a leading flat roofing contractor specialising in large-scale developments across London, the Southeast, Southwest, Midlands and Wales. Our expertise lies in delivering high-quality roofing solutions for new build projects, partnering with some of the industry's most respected Tier 1 and Tier 2 main contractors and developers. Renowned for our commitment to excellence and reliability, we work closely with major manufacturers such as Bauder, Axter, IKO, and Alumasc to ensure durable, efficient, and cost-effective roofing systems. Our proven track record on high-profile projects reflects our dedication to quality, safety, and client satisfaction.

Why Choose Us?

Regulatory Expertise – Comprehensive understanding of BSA and Gateway 2 requirements.

Industry Experience – Proven track record in delivering high-quality, compliant roofing solutions.

Client-Focused Approach – Tailored design services to meet the specific needs of each project.

Commitment to Safety and Quality – Ensuring durability, performance, and compliance at every stage of the process.

Core Services Include:

- **Design and Specification Assistance** – Providing expert guidance on materials, systems, and installation methods to ensure optimal roofing performance.
- **Gateway 2 Compliance Support** – Assisting clients in meeting regulatory requirements for planning, approval, and safety compliance.
- **Thermal and Waterproofing Analysis** – Ensuring roofing designs meet energy efficiency and durability requirements.
- **Fire Safety and Regulatory Adherence** – Addressing fire performance criteria and compliance with relevant building codes.
- **Project Coordination and Consultation** – Working closely with clients to develop efficient, cost-effective, and compliant roofing solutions.
- **Installation** - Expert installation of high-performance roofing systems, tailored to meet the specific needs of each project with precision and quality.

2. Scope of Services

We offer a comprehensive range of design services to support our clients in achieving safe, efficient, and fully compliant roofing solutions. Our expertise ensures that each project is meticulously planned and executed in alignment with industry regulations and best practices. Below is an outline of the key services we provide.

What do we provide?

- Specification of an appropriate Waterproofing System and incorporation into Drawings
- Design Development including co-ordination with other trades
- Update of Detail Drawings and Plan Drawings (where required)
- Design Programme
- Design Meetings
- U-value calculations including Condensation Risk Analysis
- Rainwater Calculations
- Assistance with NHBC etc.
- RFI's
- Upload of all Drawings, Data Sheets, Manufacturer Specifications etc.
- Obtaining Approval for all Drawings
- Signing of Collateral Warranty (if works are carried out by AYM)
- Additional drawing, or revision if outside of original scope
- Structural Calculations and Wind Uplift Calculations

3. Our Design Process

A step by step guide

Step 1 - Review the architects and relevant trades drawings to ensure coordination.

Step 2 - Produce first draft of drawings.

Step 3 - Issue drawings to manufacturer for review and approval. This ensures warranty conditions.

Step 4 - Issue drawings to AYM Services Directors Greg Causer and Mark Gorick for individual review and approval.

Step 5 - Upload drawings onto relevant client document system.

Step 6 - Address client comments and required revisions until final sign-off.

Step 7 - Issue our client with construction issue drawings.

Step 8 - Once installation is complete, issue as-built drawings to our client.

4. CDM Risk Assessments

We take a proactive approach to Construction (Design and Management) Regulations (CDM) Risk Assessments, ensuring that health and safety risks are identified, evaluated, and managed throughout the design process. Our risk assessments are integral to compliance with BSR and Gateway 2 requirements, helping to mitigate hazards before construction begins.

AYM - CDM RISK ASSESSMENT LOG					
Project Title	C2416 - Keeley Road	Description of Works	Waterproofing		
Project Location	Keeley Road, Croydon	Area of Works	Roofs/Terraces/Balconies		
Client	AYM	Project Designer	AYM Services		
Start Date	11/01/2024	Project Engineer's Name	N/A		
Identified Risk	Originated By	Risk Factor	Preventative Measures to Minimise Risk	Action Class Out	
Pedestrians In Close Proximity	JG	No Significant Risk	<ul style="list-style-type: none"> Follow any instruction / information delivered in the site inductions. Remain vigilant to mobile plant / vehicle operations. Remain at least 2 metres away from any moving plant / vehicle. Use designated pedestrian routes. Working under suspended loads prohibited. Always wear Hi-Viz clothing and additional PPE as required. Fit for purpose working platform with edge protection to be provided by PC Materials stored appropriately Housekeeping maintained to ensure a safe working area at all times Ensure safe storage and handling of tools & only tools relevant to task to be used Where waste chutes are fitted, ensure they are fitted by competent persons and the securing arrangements to the scaffolds etc. are monitored Materials/waste must not be thrown from height Keep clear of waste containers at ground level Regular Supervision Task based SWP's Toolbox talks 	Allocate Notes.	
Falling Or Flying Objects	JG	No Significant Risk	<ul style="list-style-type: none"> Engage in place with site or anchor jct. - restrain to secure materials & tools to loading bay - this is to ensure materials are not carried and three points of contact maintained when using ladders Ladders to be tied off/secured to scaffold & are to extend 1 meter or more above working platform Pre start SA Ladders visually checked before use - Any defects / faults reported to Site manager with a view to rectify Site induction procedures Ground assessment Access points to be kept free of trip hazards & debris Task based SWP's Toolbox talks Operatives advised to clean soles of boots prior to accessing ladders SWP - minimum 2 persons to be used at all times 	Allocate Notes.	
Access & Egress Ladder Use	JG	No Significant Risk	<ul style="list-style-type: none"> The Organisation and its operatives are to adhere to site specific weather management plans Working at height to be avoided in weather conditions that adversely affect safety (e.g. high winds; rain; snow etc) Care taken at the start of each shift where there is the potential for ice or slush on the working platform/ working surface. Use of sun screen (minimum SPF 20) Staff advised to keep hydrated and PC to provide suitable welfare facilities. Operatives to allow suitable rest periods or rotating work to avoid lengthy exposures during the middle of the day Toolbox talks PPE - gloves and footwear (maintained in as dry a condition as possible) 	Allocate Notes.	
Weather Conditions	JG	No Significant Risk			

A CDM Risk Assessment Log is produced, detailing identified risks and the corresponding control measures.

AYM - Design Risk Register																			
C2416 - Keeley Road																			
Drawing Number	Drawing Description	Preparation	Checking	Approval	Revision	Revision Description	Revision Date	Revision By	Revision To	Revision Reason	Revision Status	Revision Date	Revision By	Revision To	Revision Reason	Revision Status	Revision Date	Revision By	Revision To
...

This log is then translated into a Drawing Risk Register, ensuring that each drawing reflects the specific risks relevant to that design element.

This drawing is protected by copyright and must not be copied or reproduced without the written consent of AYM Services. No Dimension to be scaled. All dimensions and North marks to be site checked

CDM RISK ASSESSMENT

NO SIGNIFICANT RISK IDENTIFIED

WARNING - MODERATE RISK IDENTIFIED

WARNING - HIGH RISK IDENTIFIED

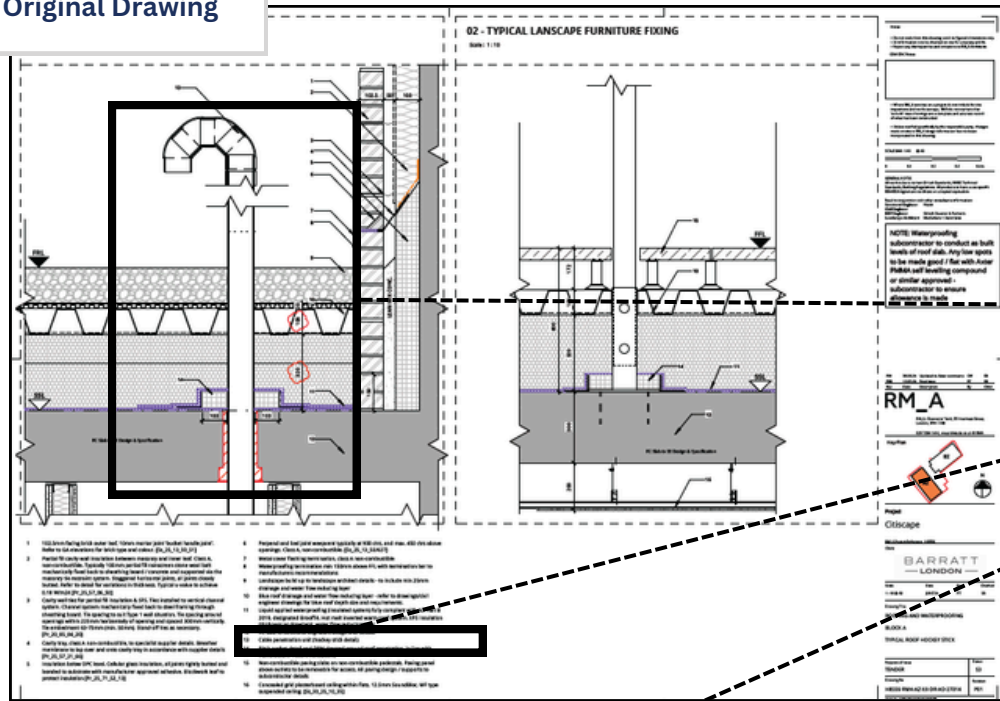
<ul style="list-style-type: none"> Falling Or Flying Objects Overloading Roof Weather Conditions Exposure to Noise / Vibration Operative PPE Equipment First Aid Site Preparation Manual Handling of material Hand & Power Tools Poor or No Lighting Slippery roof 	<ul style="list-style-type: none"> Trip hazards (lightning conductors, drain vents, davits etc) Laying Hot Bitumen at Roof Level Clearing a Blockage from the Tap of the Melting Pot Cleaning Bitumen Residue from Outside of Buckets Hazardous Materials Use of Propane Gas Cylinders Use of Bitumen Coffin Pot Boiler Site Sequencing
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This drawing is to be read in conjunction with the CDM Risk Assessment Log

Finally, these risks are clearly highlighted within the CDM Risk Assessment box on the drawings, ensuring full visibility and compliance with Gateway 2 and BSR requirements.

5. From Concept to Compliance: Adapting Architectural Drawings

Architects Original Drawing



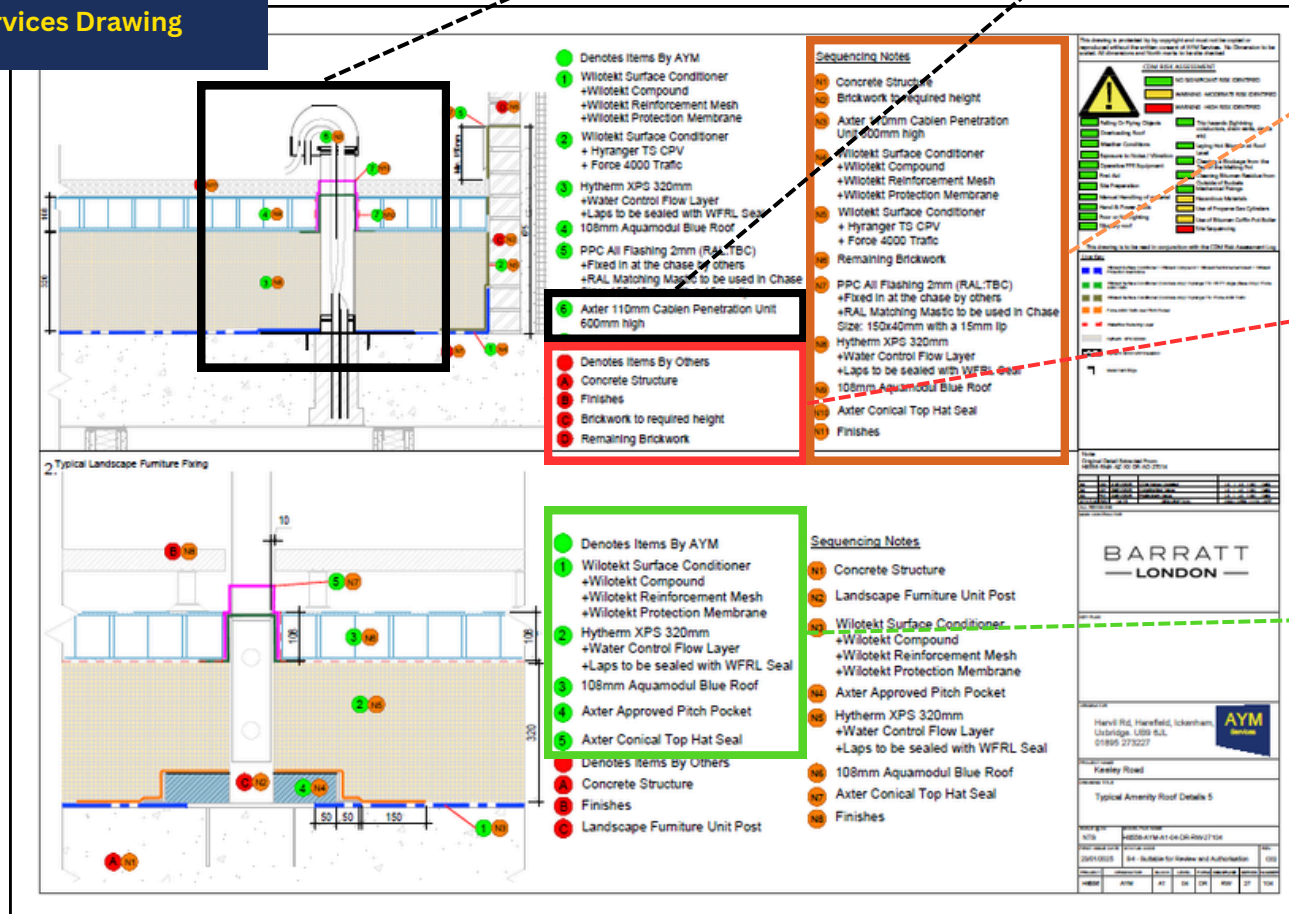
We refine the general terminology, provide a precise and system-specific specification, and clearly illustrate the exact installation details.

We review the works and produce sequencing.

We list out items not within our scope to aid with sequencing.

We list out the waterproofing manufacturer specific system and products that will be installed.

AYM Services Drawing



6. Quality Assurance

AYM are committed to delivering high-quality, compliant, and efficient roofing design solutions. Our adherence to ISO 9001 ensures that we maintain structured quality management systems, continuously improving our processes to meet industry standards and client expectations.

Our Approach to Quality Control in Design

ISO 9001 Certified Processes: Our design services adhere to internationally recognised quality management standards, ensuring consistency and reliability.

Documented Design Procedures: We follow structured workflows to ensure accuracy, compliance, and traceability in all our designs.

Regular Design Reviews & Audits: Internal peer reviews, verification, and validation are conducted at key project stages.

Compliance Checks: Our designs are rigorously checked against industry regulations, including BSR, NHBC standards, and Gateway 2 requirements.

Coordination with Other Trades: Ensuring seamless integration with structural engineers, architects, and project teams to mitigate design conflicts.

Material & System Compliance: Use of approved materials and manufacturer specifications, ensuring roofing systems meet fire, thermal, and waterproofing requirements.

Client Collaboration & Approvals: Regular client engagement and sign-off checkpoints to ensure clarity, alignment, and compliance before submission.

Risk Management & Issue Resolution: Proactive identification of potential design risks, with structured mitigation strategies to prevent costly revisions.

Continuous Improvement: Feedback loops and lessons learned from past projects drive enhancements in our design process and quality controls.



7. Organisation Capability

Our organisational capability is underpinned by industry-leading accreditations, technical expertise, and a commitment to compliance. As a company dedicated to excellence in roofing design, consultancy, and installation, we operate within the framework of BSR, Gateway 2, and all relevant regulatory requirements.

Insurance

- We hold **£10 million in Professional Indemnity (PI) Insurance**, ensuring full accountability and risk management across all our design services. This coverage provides our clients with confidence and security, knowing that our designs are backed by a robust financial safeguard. It reinforces our commitment to compliance, precision, and regulatory excellence, particularly in relation to BSR, Gateway 2, and insurer requirements.

Company Accreditations

- ISO 45001: 2018
- ISO 14001: 2015
- ISO 9001: 2015
- CHAS Advanced
- CQMS
- Constructionline Gold
- NFRC (The National Federation of Roofing Contractors)

8. Our Design Team - Greg Causer

Greg Causer

Director

MRICS, MCIOB, MCI Arb, MIO D, RICS Evaluative Mediator



Profile

A highly accomplished construction and commercial specialist, Greg brings extensive expertise in contract negotiation, dispute resolution, and strategic leadership within the construction industry.

Starting his career as a Quantity Surveyor, he worked with national and international businesses, gaining deep commercial and technical knowledge. After becoming chartered, he carried out a management buy-out and successfully expanded his own construction company, undertaking large-scale measured term contracts within social housing, the education sector and large MOD schemes. After corporate sale, he joined AYM (Services) Limited as a Director, where he now oversees the business as a whole, ensuring operational excellence, commercial success, and regulatory compliance.

As a Chartered Surveyor (MRICS), Chartered Builder (MCIOB), and Chartered Arbitrator (MCI Arb), he plays a key role in contract strategy, dispute resolution, and governance. He has also held senior industry positions, including Director at NSCC (now Build UK), Chairman of the NSCC Contracts Committee, and Director / Council member the Joint Contracts Tribunal (JCT), shaping industry policies and legislation. With a track record of influencing policy, representing the specialist contractors' sector, and lobbying government for improvements, he brings those skills to his work at AYM, ensuring AYM always performs at the very highest of standards.

Skills & Qualifications

- **MRICS** – Member of the Royal Institution of Chartered Surveyors
- **MCIOB** – Member of the Chartered Institute of Building
- **MCI Arb** – Member of the Chartered Institute of Arbitrators (International Qualification)
- **MIO D** – Member of the Institute of Directors
- **RICS Evaluative Mediator** – Qualified for international construction dispute mediation
- **Former Director, NSCC (now Build UK)** – Represented 55,000 companies in the construction sector
- **Chairman, NSCC Contracts Committee** – Led contract policy development for specialist contractors
- **Member, JCT Council** – Contributed to industry-wide contractual frameworks
- **Former Director, Joint Contracts Tribunal (JCT)** – Shaped standard construction contracts
- **Member, JCT Drafting Committee** – Involved in creating and updating JCT contract documentation
- **Former Director, British Decorating Association** – Supported governance and best practices in the sector
- **Government & Industry Working Groups** – Contributed to initiatives with OGC, CLG, and other regulatory bodies

9. Our Design Team - Mark Gorick

Mark Gorick

Divisional Director

NVQ Level 7, ACABE



Profile

Mark is a seasoned construction professional, bringing over three decades of expertise in roofing, design management, and business leadership. He oversees all operations at AYM Services, with a particular focus on technical excellence, compliance with Building Safety Regulations (BSR), and Gateway 2 requirements.

Mark is instrumental in guiding the design process, ensuring projects meet the highest standards of safety, durability, and compliance. His extensive technical knowledge of roofing systems and materials, combined with his leadership in managing design risks and interfacing with regulatory bodies, positions him as a key figure in delivering compliant, client-focused solutions. Mark's proactive approach and commitment to innovation have earned him a reputation as a trusted advisor and leader in the industry.

Project Experience

- Ebury Bridge Phase 1
- Wood Wharf Phase 3
- Trinity House
- Cotswold Designer Outlet
- Watermeadow Court
- Friary Park
- St Johns Hill
- ORIEL Moorfield Eye Hospital

Skills & Qualifications

- **Leadership and Oversight:** Divisional Director with responsibility for strategic operations, technical delivery, and compliance at AYM Services Limited.
- **Design Expertise:** Proven ability to oversee and manage complex roofing designs, ensuring alignment with Gateway 2, BSR, and NHBC standards.
- **Technical Knowledge:** Comprehensive understanding of roofing systems, waterproofing solutions, and integration with other trades.
- **Regulatory Compliance:** Skilled in navigating Building Safety Act requirements and ensuring all designs meet statutory and manufacturer warranty conditions.
- **Client Engagement:** Strong track record in delivering world-class customer service and fostering collaborative relationships with clients, insurers, and regulatory bodies.
- **Risk Management:** Expert in CDM Risk Assessments and incorporating safety considerations into design and construction workflows.
- **Business Acumen:** Extensive experience in financial management, cost control, and profit forecasting.
- **Project Coordination:** Skilled in leading design teams, attending coordination workshops, and managing inter-trade collaboration.
- **Certifications and Standards:** Experience with ISO 9001, 14001, and BREEAM standards, ensuring quality and environmental compliance.
- **Communication and IT:** Effective communicator with expertise in implementing modern systems for project and information management.

10. Our Design Team - John Gorick

John Gorick

Technical Manager

NVQ Level 7, ACABE



Profile

As a Technical Manager, John possesses in-depth knowledge of multiple waterproofing systems from leading manufacturers such as IKO, Alumasc, Axter, and Bauder. He has developed strong relationships with these manufacturers to ensure clients receive tailored, compliant, and warranty-secured technical advice. His expertise includes collaborating with major developers such as Barratts, Berkeley Group, McLaughlin & Harvey, and Bouygues while aligning guidance with building insurers' requirements, including NHBC, Premier, and LABC.

He also oversees CDM Risk Assessments, producing detailed Risk Assessment Logs to ensure risks are clearly identified and addressed within design details. He ensures all designs are reviewed and approved by manufacturers, incorporating relevant safety considerations and risks directly into the drawings. His focus is on delivering safe, compliant, and effective designs that meet both technical and regulatory standards.

Project Experience

- Ebury Bridge Phase 1
- Wood Wharf Phase 3
- Trinity House
- Cotswold Designer Outlet
- Watermeadow Court
- Friary Park
- St Johns Hill
- ORIEL Moorfield Eye Hospital

Skills & Qualifications

- NVQ Level 7
- ACABE (Associate Member of the Chartered Association of Building Engineers)
- Experienced in assisting with building insurer conditions, ensuring requirements are met and approvals are secured.
- Proficient in reviewing specifications to ensure compatibility between roofing systems and other trades' work.
- Skilled in maintaining compliance with building standards and manufacturers' warranty conditions.
- Committed to delivering exceptional, client-focused customer service.

11. Our Design Team - Anna Kryzhanovska

Anna Kryzhanovska

Designer

BA (Hons) Architecture

Profile

Anna is an experienced Designer with a strong background in technical detailing, CAD design, and architectural coordination. With expertise in AutoCAD, Autodesk Revit, SolidWorks and Fusion 360.

Her role involves generating new product designs, modifying existing drawings, and ensuring full compliance with industry standards and regulations. She excels in supporting architects and main contractors throughout the design process, using her technical knowledge to resolve design challenges. Anna also plays a key role in risk assessment, site coordination, and ensuring that health and safety considerations are integrated into design solutions.

With a B.Eng. (Hons) in Architecture and a strong analytical mindset, she is committed to delivering precise, innovative, and compliant design solutions that align with project requirements and industry best practices.

Skills & Qualifications

- **BA (Hons) Architecture** - Provides a strong academic foundation in spatial design, construction theory, and architectural principles.
- **AutoCAD** - Skilled in producing precise 2D and 3D technical drawings for architectural and engineering applications.
- **Fusion 360** - Proficient in creating complex 3D models and assemblies for design development and mechanical component visualization.
- **Autodesk Revit** - Experienced in Building Information Modelling (BIM) for accurate architectural planning and multidisciplinary coordination.
- **SolidWorks** - Competent in 3D mechanical design and simulation, with a focus on precision engineering and manufacturability.
- **Advanced MS Office** - Efficient in document management, data analysis, and presentation using Excel, Word, and PowerPoint at a high professional level.

12. Case Study 1 - Cotswolds Designer Outlet

Client: Bouygues UK

Project: Cotswold Designer Outlet

Our Scope of Works:

- Delivered full design in compliance with the Main Contract, Building Regulations, British Standards, BBA Certificates, and other statutory requirements.
- Addressed discrepancies in documents via RFI at no additional cost.
- Ensured works achieved a minimum design life of 35 years as stipulated in contract documents.
- Coordinated all design elements with other trades, maintaining skill and care consistent with industry standards.
- Developed designs to meet performance criteria, statutory standards, and Building Regulations, submitting Design Risk Assessments within required timelines.
- Proposed design changes to ensure compliance with statutory and performance requirements.
- Allocated time in the programme for design review, revision, and approval using the document management system (e.g., 4 Projects).
- Attended design team meetings and ensured design coordination with other Sub-Contractors.
- Took responsibility for interface detailing, including between external cladding and adjoining surfaces.
- Ensured compliance with Employer's Requirements, Building Control, BREEAM Communities, London Housing Design Guide, and all statutory standards.
- Provided as-built drawings and certifications throughout the project.
- Uploaded and managed information in the EDMS platform as per procedural requirements.
- Managed all aspects of design, supply, installation, testing, warranties, and health and safety compliance.
- Adhered to Employer's Requirements, Specifications, Building Regulations, CDM Regulations, NHBC standards, and relevant British/European Standards.



13. Case Study 2 - Wood Wharf Phase 3

Client: Canary Wharf Contractors

Project: Wood Wharf Phase 3

Our Scope of Works:

- Delivered full design in compliance with the Main Contract, Building Regulations, British Standards, BBA Certificates, and other statutory requirements.
- Addressed discrepancies in documents via RFI at no additional cost.
- Coordinated all design elements with other trades, maintaining skill and care consistent with industry standards.
- Developed designs to meet performance criteria, statutory standards, and Building Regulations, submitting Design Risk Assessments within required timelines.
- Proposed design changes to ensure compliance with statutory and performance requirements.
- Allocated time in the programme for design review, revision, and approval using the document management system (e.g. Asite).
- Attended design team meetings and ensured design coordination with other Sub-Contractors.
- Took responsibility for interface detailing, including between external cladding and adjoining surfaces.
- Ensured compliance with Employer's Requirements, Building Control, BREEAM Communities, and all statutory standards.
- Provided as-built drawings and certifications throughout the project.
- Uploaded and managed information in the EDMS platform as per procedural requirements.
- Managed all aspects of design, supply, installation, testing, warranties, and health and safety compliance.
- Adhered to Employer's Requirements, Specifications, Building Regulations, CDM Regulations, NHBC standards, and relevant British/European Standards.



14. Case Study 3 - Bow Common Gasworks

Client: The Berkeley Group

Project: Bow Common Gasworks

Our Scope of Works:

- Delivered full design in compliance with the Main Contract, NHBC, Building Regulations, British Standards, BBA Certificates, and other statutory requirements.
- Addressed discrepancies in documents via RFI at no additional cost.
- Coordinated all design elements with other trades, maintaining skill and care consistent with industry standards.
- Developed designs to meet performance criteria, statutory standards, and Building Regulations, submitting Design Risk Assessments within required timelines.
- Proposed design changes to ensure compliance with statutory and performance requirements.
- Allocated time in the programme for design review, revision, and approval using the document management system (e.g. Asite).
- Attended design team meetings and ensured design coordination with other Sub-Contractors.
- Took responsibility for interface detailing, including between external cladding and adjoining surfaces.
- Ensured compliance with Employer's Requirements, Building Control, BREEAM Communities, and all statutory standards.
- Provided as-built drawings and certifications throughout the project.
- Uploaded and managed information in the EDMS platform as per procedural requirements.
- Managed all aspects of design, supply, installation, testing, warranties, and health and safety compliance.
- Adhered to Employer's Requirements, Specifications, Building Regulations, CDM Regulations, NHBC standards, and relevant British/European Standards.



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The logo for AYM services, featuring the letters 'AYM' in a bold, yellow, sans-serif font. The text is centered within a dark blue square that has a slight perspective, appearing to recede into the distance.

AYM

