NATTA

modern thinking traditional values



Housing Development Portfolio

Natta Building Company















Introduction

HOUSING DEVELOPMENT

Quality Homes. Lasting Value.
Successful residential development brings together commercial understanding, thoughtful design and quality construction. At Natta, we combine these strengths to deliver homes that meet our clients' ambitions and the needs of the people who live in them. Established in 1972, we bring extensive construction experience to housing projects across the South of England and the Home Counties.

Our residential portfolio ranges from individual bespoke homes and high-end townhouses to developments of houses and apartments. We deliver full turnkey design and build projects alongside shell and core packages, tailoring our involvement to each client's requirements. Whether creating a complete development or constructing a complex residential shell ready for specialist fit-out, we bring the same focus on workmanship, coordination and practical delivery.

Our experience includes multi-unit schemes for developers and housing providers, substantial private residences and barn conversions. Projects have incorporated basements, underground parking and specialist concrete structures, demonstrating our ability to resolve engineering challenges alongside the architectural requirements of residential buildings.

The Resources to Deliver
Our in-house design and technical team works closely with clients, consultants and specialist partners to coordinate design development and construction. Early involvement allows us to review buildability, identify risks and explore value engineering opportunities, helping clients make informed decisions about specification, cost and programme.

This expertise is supported by our civil engineering, groundworks and superstructure capabilities. Bringing these disciplines together helps us manage the connections between foundations, drainage, utilities, structural works and the completed building. It also supports coordinated procurement and sequencing, with clear responsibility for the interfaces that can otherwise delay progress.

Experienced site teams, skilled trades and our own plant and equipment provide the resources to put those plans into practice. From below-ground construction to external finishes, our approach centres on careful planning, consistent quality and close attention to detail.

A Developer's Perspective
Alongside our contracting services, Natta undertakes its own residential developments, acquiring land, building homes and bringing properties to market. This gives us a practical understanding of the decisions clients face when balancing development costs, specification, saleability and long-term value.

We bring that perspective to our relationships, recognising that successful delivery requires clear communication and an understanding of the wider commercial objectives. Quality, safety and environmental responsibility underpin our work, supported by our ISO 9001, ISO 14001 and ISO 45001 certified management system. The case studies that follow illustrate the breadth of our residential experience and how we bring technical capability, construction expertise and development knowledge together.

Talk to Natta about your next residential project, land opportunity or joint venture.

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CELEBRATING OVER 50 years of continued excellence

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EGBURY BARNS

SECTOR
Housing Development

ROLE
Main Contractor

CLIENT
Egbury Developments

VALUE
£3m

As part of an in-house housing development in the picturesque countryside of Egbury, we transformed an unused farm shed into three spacious, modern barn conversions. We constructed two new builds, creating a collection of five high-quality properties.

The scope of work included the complete demolition of the existing structures, followed by the groundworks to prepare the site for construction. Natta undertook the full build delivery of 2 new residential units. The barn conversions included the reconstruction of a dilapidated barn, preserving its original character, alongside the refurbishment of the existing stone barn to create a unique, luxurious home. The completed development comprises 3 four-bedroom barn conversions, 1 two-bedroom house and 1 three-bedroom house. The finished design retains key materials, including the existing slate roofing, brick and flint, and timber boarding, ensuring the properties remain in keeping with their surroundings.









HUXLEY COURT, ALRESFORD

SECTOR
Residential Units

ROLE
Main Contractor

CLIENT
Vivid Homes

VALUE
£8.2m

Delivered under a full design and build contract, the Huxley Court Development comprised a total of 45 residential units. The scheme consists of two blocks of five two-bedroom terraced townhouses, alongside 35 two and three bedroom apartments arranged across three apartment blocks. The apartment buildings incorporate under-croft parking, providing efficient vehicle storage while maximising usable space across the site.

The project commenced with the demolition phase, which involved the removal of existing warehouse buildings and an office block that previously occupied the site. Following demolition, groundworks and remediation works began. The site's sloping topography required extensive bulk excavation to reduce the incline and create suitable development platforms. This phase required careful planning and sequencing to manage levels across the site and to support the layout of the proposed buildings. The next phase involved the superstructure build. We constructed the townhouses using traditional masonry methods, with block-and-beam ground floors and precast plank upper floors. The apartment buildings utilised a combination of steel frame construction, with block-and-beam ground floors and precast plank upper floors.







HARTSWOOD, ST GEORGE'S HILL

SECTOR
Luxury Residential Construction

ROLE
Main Contractor

CLIENT
Private Client

VALUE
£2.6m

The contract involved delivering the shell and core elements of this 16,500 ft² mansion, including an attached 5,000 ft² underground garage in St George's Hill.



The structural core of the house was constructed using reinforced concrete, including the basement structure and main frame, providing strength, durability, and long-term stability. The team then infilled the superstructure with blockwork and Metsec framing, finishing it with render and a stone-effect cladding to achieve the desired architectural appearance.

The roof incorporated a combination of natural slate roofing on pitched areas and a Trocal membrane system on flat roof sections. This ensured both durability and effective weatherproofing. As part of the shell and core works, Natta also undertook the installation of sash windows, together with steel curved and spiral staircases. This contributed to the structural integrity of the building. Following the successful delivery of the shell and core package, Natta was further appointed to act as the main contractor, providing engineering and logistics support to specialist fit-out trades appointed directly by the client







DOVE HOUSE PARK, CUDDESDON

SECTOR
Property Development

ROLE
Main Contractor

CLIENT
Cuddesdon Developments Ltd

VALUE
£3.3m

Set within a rural site, Dove House Park comprised 8 unique residential properties. The property development combined new-build construction with the conversion of existing buildings. We delivered the scheme within a picturesque countryside setting, designing it to blend in with its surroundings while offering high-quality residential accommodation.

The site was delivered in two distinct phases, each with its own construction and technical considerations. Phase 1 involved the new-build construction of five units, all contained within a single block. They consist of 2 one-bedroom apartments, a two-bed terrace house, and 2 three-bed terrace houses. Each house comes with a separate garage and benefits from a private garden space. Phase 2 included the conversion of three historic dairy barns into three individual terraced barn conversions. These listed buildings were adapted to retain their distinctive architectural character, including natural stone, high open vaulted ceilings and exposed timber trusses.









EWSHOT GARDENS, CHURCH CROOKHAM

SECTOR
Apartment & Housing Development

ROLE
Main Contractor

CLIENT
Redfields Developments

VALUE
£9.5m

Delivered as a turnkey design and build contract, Natta undertook the construction of a new 49-unit apartment and housing development.

The site comprised a mix of 41 houses ranging from 2-bed to 5-bed, together with 8 apartments. 20 of the units were for Sentinel Housing Association, the balance for private sale. The houses were timber-frame construction with a mix of external finishes, including brick, tile, render, and flint facades, and slate roofs. The properties benefited from a wide range of Architectural features, which have enhanced the street scene. They featured high-quality interiors with Hacker kitchens and white goods.

Bathrooms in the houses and flats featured suites from Duravit Sanitaryware and Belle Baths. Ground floors were Karndean-finished, with carpet to the upper floors.

Externally, we constructed the full site infrastructure, roads and sewers, and 278 junction improvements. The central circus design additionally provided a high-quality focus for the development.







GUNNERSBY MEWS, CHISWICK

SECTOR
Houses

ROLE
Main Contractor

CLIENT
Castore Investments Ltd

VALUE
£4.5m

Comprising nine townhouses, each exceeding 2,000 ft², this project was a design and build turnkey development. Natta's scope included a new access road, foundations and drainage infrastructure. The constrained site and limited storage required careful logistical coordination throughout construction. The basements were constructed using contiguous piles faced with Caltite waterproof concrete.

Above ground, the superstructures combined traditional brick and blockwork, rendered finishes and tall aluminium windows with wide-span concrete floors at ground level and timber floors on the upper two storeys. Each townhouse features 3.50m floor-to-ceiling heights and bespoke tall walnut doors, enhancing the spacious interiors. First-floor balconies provide private external space.

The properties also feature underfloor heating throughout, high-performance boilers and a pumped distribution system. Zinc phosphate metal roofs complete the development's traditional architectural appearance.







VIRGINIA WATER

SECTOR
Building

ROLE
Main Contractor

CLIENT
Private Client

VALUE
£3.5m

Located in the exclusive location of Virginia Water, Natta undertook the construction of an 18,000 ft² mansion.

Natta's scope included the construction of a basement using waterproof concrete, incorporating a swimming pool, Jacuzzi and spa. The works also involved constructing an underground parking area for six cars, together with staff quarters and terracing. Natta's design and build works included blockwork, precast Bison plank installation and a pumped drainage system.

In addition, Natta undertook the installation of cast iron drainage, pumps and associated services, alongside the construction of the steel frame and installation of Bison concrete floor planks.

The drainage works included the installation of a perimeter filter drain and a connection to the existing manhole within the highway.







STANDARDS, PARTNERSHIPS & COMMUNITY

Accreditations - Independently accredited for quality, environmental management, health & safety, responsible procurement and cyber security.

People & Inclusion - Investing in our people to create an inclusive, skilled and engaged workforce.

Community Sponsorships - Supporting local communities through long-term partnerships and meaningful investment.

Charities and Supporters - Making a lasting difference through fundraising, volunteering and charitable partnerships.

Professional Memberships - Working alongside respected industry organisations to drive excellence, innovation and best practice.

CLIENTS

Trusted by leading developers, Tier 1 contractors, local authorities and private sector organisations.



THE NATTA DIFFERENCE

We combine in-house capability, expertise and innovation to deliver greater control, flexibility and certainty for every project.



SELF DELIVERY

We self-deliver more in-house
Our integrated businesses including Plant, Utilities, SMARTWAY Traffic Management, Technical Services and CISTC provide greater control, flexibility and programme certainty.



COLLABORATE BY NATURE

We become part of your team
From early contractor involvement through to handover, we work collaboratively to reduce risk, identify value and deliver successful outcomes.



EXPERIENCE YOU CAN TRUST

50+ years of construction expertise
Our long-serving workforce combines technical excellence with practical experience, creating confidence at every stage of project delivery.



INNOVATION THAT ADDS VALUE

Smarter ways of working
Digital construction management, GPS machine control, renewable-powered compounds and low-carbon solutions improve efficiency, quality and sustainability.



SAFETY WITHOUT COMPROMISE

Everyone home safe, every day
Safety is embedded in our culture through continual training, behavioural safety and our in-house Construction Industry Safety Training Centre (CISTC).



BUILDING FOR TOMORROW

Creating lasting value
From reducing carbon and protecting biodiversity to investing in local communities and future talent, we build infrastructure that leaves a positive legacy.

- **50+ Years of Experience**
- **350+ Employees**
- **1972 Established**
- **Integrated Self-Delivery Model**
- **In-house Plant • Utilities • SMARTWAY TM • Technical • CISTC**
- **ISO 9001 • 14001 • 45001**

Our Services

















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