



MERRY CHRISTMAS

## Season's Greetings.....

2017 has been a good year for calfordseaden with some significant projects completed and awards won. calfordseaden has also continued to attract talented and enthusiastic individuals to support the growth in our business.

The Practice achieved BIM Level 2 BSI Accreditation this year. As one of the first multi-disciplinary consultancies to achieve this, we are extremely proud of this significant step, which further demonstrates our business' agility and ability to keep at the forefront of our industry.

Our financial results demonstrate we maintain a strong financial position, enabling us to continue to reinvest and secure a long term future for the business. A significant investment has been made this year in a new IT infrastructure, essential for us to operate effectively as technology continues to advance at a pace. Adaptation of our existing data management system will also help us meet the requirements of the GDPR Regulations and the new RICS Conflicts of Interest, both of which come into force during 2018.

Attention has been drawn during 2017 to quality within the construction industry, which the Practice is addressing by offering bespoke services to provide robust quality procedures.

Our efforts to address the shortage of construction professionals have to date been based on talent spotting by building on relationships with local schools, universities and colleges. Further commitments will be made during 2018 and beyond, to unlock the challenge of attracting school leavers. Our multi-disciplinary approach enables us to offer diversity of choice and a wide range of experience.

On behalf of everyone at calfordseaden I wish you all a Merry Christmas and best wishes for health, happiness and a prosperous 2018.

**Paul Miller**  
Managing Partner

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# Frameworks

Some of the Framework places we were awarded in 2017.



Appointed for the provision of programme, project management and multi-disciplinary services, structural & civil engineering and principal designer services under a new four year Framework Agreement.



Appointed for the provision of lift engineering, employer's agent and principal designer services under a new four year Framework Agreement.



Appointed for the provision of employer's agent, quantity surveying, structural and civil engineering services under a four year Framework Agreement.



Inclusion on the Barnet Homes/ Opendoor Homes DPS for provision of architecture, employer's agent, quantity surveying, principal designer, structural & civil and M&E engineering services.



Appointed to a new four year Framework Agreement for provision of M&E engineering and principal designer services.



Appointed for the provision of architectural, employer's agent and M&E services under a new four year Framework Agreement.



Appointed to Lot 1, for the provision of architectural services, and Lot 2, for the provision of employer's agent services under a four year Framework Agreement.



Appointed for the provision of cost consultancy, employer's agent, clerk of works, structural, civil and M&E services under a four year Framework Agreement.



Appointed for the provision of employer's agent and project manager services under a four year Framework Agreement



Inclusion on the Westminster CC DPS for the provision of Multi-disciplinary design services covering retail, residential and commercial sector projects. The DPS is accessible by all London Borough Councils



Appointed for the provision of employer's agent services for Lot 2 East of England, Lot 4 South of England and Lot 6 the Midlands.

# Awards

A selection of this year's award winning projects.



## HOUSING INNOVATION AWARDS

Packington Estate won the 'Most Innovative Regeneration Scheme' award at this year's Housing Innovation Awards. Guy Rapley, Partner at calfordseaden, represented the Practice at the awards event and has been working on the project across all six phases, coordinating calfordseaden's multi-disciplinary service.

## HOUSING DESIGN AWARDS

Cane Hill Park in Coulsdon was awarded the Graham Pye Award for the most family friendly plan at the Housing Design Awards 2017.

calfordseaden was appointed to provide compliance inspector services for Barratt Developments and development strategies inspector for the HCA.

The site forms part of the regeneration of the Croydon area and will deliver 677 new homes. 25% will be affordable, including a large number of three and four bedroom family homes.

## RIBA EAST AWARDS

The University of Cambridge Primary School has won a 2017 RIBA East Award. The awards recognise buildings that have regional architectural importance and all regional winners are considered for the RIBA National Awards. calfordseaden provided NEC Supervisor services for this new build 3FE school.

## WHAT HOUSE? AWARDS

The Royal Albert Wharf scheme won Silver in the Best Regeneration category and Bronze in the Best Build to Rent Project at the 2017 WhatHouse? Awards.

calfordseaden provided M&E engineering design services for this mixed use development of 750 homes, retail, commercial and education facilities adjacent to City Airport. The development includes a central energy centre.



# Awards

A selection of this year's award winning projects.



## INTERNATIONAL PROPERTY AWARDS

Cane Hill Park in Coulsdon was the winner of the Best Residential Development Surrey at the International Property Awards 2017-2018.

calfordseaden was appointed to provide compliance inspector services for Barratt Developments and development strategies inspector for the HCA.

The site forms part of the regeneration of the Croydon area and will deliver 677 new homes. 25% will be affordable, including a large number of three and four bedroom family homes.



## FIRST TIME BUYER READER AWARDS

Carters Yard was highly commended in the the award for Best First Time Buyer Apartment at the Best First Time Buyer Readers' Awards 2017.

calfordseaden was appointed to provide employer's agent, quantity surveying and site inspector services for the project which delivered 41 apartments and a commercial unit in the heart of Wandsworth.



## INSIDE HOUSING DEVELOPMENT AWARDS

The Space in Basildon was a Finalist at the Inside Housing Development Awards in the Best Shared Ownership Development category. The calfordseaden Architectural team is providing all design work for the project.



## FIRST TIME BUYER READERS' AWARDS

Lennard Road won the award for Best First Time Buyer Apartment at the Best First Time Buyer Readers' Awards 2017.

calfordseaden provided employer's agent and principal designer services for the scheme, which delivered 17 apartments.



# Projects

Some of our projects that completed in 2017.



## LOCHRIN BASIN

calfordseaden's Mechanical & Electrical Engineering team was appointed on this landmark project, that has delivered 113 apartments specifically for the PRS market, the first of its kind in Scotland.

Our M&E Engineers provided pre-planning advice on space utilisation and worked with the Architects to develop the M&E services strategy to maximise rental area and ensure the building can be easily maintained post completion.

M&E duties included the production of the energy strategy, to meet the planning policy requirements, the development of the client brief and production of specifications and design drawings to RIBA stage 4. Regular onsite quality inspections were undertaken to ensure installation met the required quality standards, and witnessing and commissioning of the building services was undertaken to ensure correct and efficient operation of the building plant.



## GREENWICH SQUARE

Greenwich Square (formerly known as Heart of East Greenwich) is a significant mixed use development on the former Greenwich district hospital site. The scheme has been developed around a public square and provides 645 homes for private sale, shared ownership, affordable rent and general needs, together with a community building, retail units, microbrewery, creative industry units, extensive landscaping and associated infrastructure.

The scheme was initiated by a joint venture between Hadley Property Group and Mace, 'Hadley Mace Limited'. calfordseaden was appointed by L&Q to assist in the production of the Section 106 development agreement for the purchase of 314 residential homes (144 shared ownership and 170 affordable rent / general needs) and the contract administration of the development agreement. In addition, calfordseaden was appointed as Clerk of Works for the scheme.



## STONEGROVE ESTATE

Stonegrove regeneration is a multi-phase project located in Edgware. The estate originally comprised of 600 homes built in the 1960's/70's, in a range of tower and maisonette blocks of up to 11 storeys. The high energy costs and the state of the housing led the borough to develop a regeneration proposal.

Our client, Family Mosaic, worked in partnership with Barnet Council and Barratt London to deliver 498 new mixed tenure homes, including affordable rent, shared ownership and shared equity homes. Barratt London built a further 500 homes for private ownership, a vicarage and a community centre.

calfordseaden has been involved in this major regeneration project from conception and provided Client Representative and Cost Advisor services during the master planning and decant strategy stages. We also acted as Employer's Agent and Site Inspector on all phases.



## SOAP BOX

calfordseaden was appointed as Project Managers to deliver this specialist youth project in Old Street in central London.

The project successfully delivered a range of facilities, including sound studios, teaching spaces, and performance space, for use by the Dragon Hall Trust, a charitable organisation which provides support to young people, residents, business and community groups and a separate dental surgery.

This project required extensive consultation and liaison with the existing building occupants, who were adjacent to the site and would be affected by the construction noise. There was also the requirement to divert and alter services, which also affected the existing building occupants, along with adjusting the existing fire alarm system to allow for the new section of the building to be incorporated.

# Projects

Some of our project highlights from 2017.



## SOUTHWARK TOWN HALL

calfordseaden provided Clerk of Works services for the renovation of the Southwark Town Hall building, converting the upper levels to student accommodation and retaining the lower levels for public gallery use.

The project includes a new extension to the rear incorporating a theatre, studios, offices, and breakout facilities with 5 floors of student accommodation above.

The scheme provides bedroom accommodation, along with a high-quality student living environment that preserves the character of the old Town Hall building.

The refurbished performance space, box office, two new studios, visitor facilities, offices and entrance foyer have been developed for use by Theatre Peckham. The theatre offers affordable performing arts classes for 3 to 18 year olds. The new facilities will enhance its presence within the existing community and provide an economic boost to the area by growing the existing higher education hub.



## REGIONAL DISTRIBUTION CENTRE

This 44,000 sqm new-build facility in Southampton, designed by calfordseaden's Architectural team, incorporates ambient and frozen storage spaces, administrative offices and a regional head office and meeting spaces. The site area of 11.5Ha straddles two planning authorities, taking four years to secure planning consent for the scheme. Conditions of the consent included the requirement to construct new off-site dual carriageways to serve the site.

The warehouse accommodates 109 loading docks. The freezer areas have double floor slabs, with heater mats to prevent the ground falling below freezing and an extensive recycling area is accommodated within the body of the warehouse.

The building has been designed to incorporate 'sound-barriers' within the form of the building structure to prevent noise pollution from the HGV manoeuvring areas affecting local schools and residential areas.



## CAMBRIDGE LOT 5 & LOT 8

calfordseaden is providing NEC Supervisor services for this major development that will create a new district for Cambridge.

Cambridge University is developing 150 hectares of former farmland to provide accommodation for University and College staff, Post Graduates and private homes for sale. Supporting facilities for the new community are also being provided including a three form of entry primary school, community centre, doctors surgery, supermarket, hotel, senior living homes and sports pitches. The entire development is set in an idyllic landscape, inclusive of parkland and lakes.

2017 saw the completion of Lot 5, which delivered 325 post graduate student accommodation units, spread across 4 blocks and Lot 8, which delivers 73 Key Worker homes across 2 blocks.



## UAE EMBASSY

The works comprised the full internal refurbishment of an office building to form a new embassy, including a repaired roof installation, new roof plant well, the renewal of mechanical, electrical, lift and public health services installations. Lower ground, ground and first floors, stairs and lobbies are finished to a high quality. The remaining floors are used for back of house office administration and amenities. The scheme included all associated works, alterations and necessary repairs.

Services included Project Management, Quantity Surveying, Party Wall Surveyor and Principal Designer.

The site comprises two terraced properties located on a corner plot in Belgravia, London which are Grade 2\* listed buildings over seven storeys and include basement and under pavement vaults.

# Corporate Social Responsibility

Giving back is a big part of our culture and 2017 has seen some amazing charity events.



## SLEEPING ROUGH TO RAISE MONEY FOR CHARITY CRASH

In April calfordseaden's Anna Keys and members of the RICS Matrics UK Board slept rough on the streets of Westminster to raise funds for CRASH.

The group used the RICS car park for the challenge which is such a small space, there's only room for two cars! It is also home to Michel Roux Jr's restaurant's bins, which means it can be rather smelly!

The challenge started at 7pm and the temperature quickly dropped forcing the group to add more layers to try and keep warm. As the night wore on the group laid out cardboard and sleeping bags. In the morning the group woke to find that someone's trainers had been stolen and replaced with an old pair! A harsh reality homeless people face every day.

The group raised over £7,000 for CRASH to assist the homeless and work towards preventing future homelessness.



## FUNDRAISING THROUGH PARKING TICKETS

calfordseaden was proud to join Buxton and Prime Place in presenting local homelessness charity Porchlight with a combined donation of £3,600.

Inspiration for the fundraising came from Gary Puckett, site manager for contractor Buxton, after he'd noticed a homeless person by the station and decided to help. He came up with the novel idea of charging everyone who visited the building site a modest amount for parking their car.

Over a period of 10 months, £1,200 was raised and the amount was matched equally by calfordseaden and Prime Place to a combined total of £3,600.

Porchlight operates in Kent and is one of the leading charities supporting vulnerable and homeless people across the country.



## CHARITY ROUNDERS MATCH

This summer some of our staff entered a charity rounders match to raise money for the Maypole Project.

On what was the hottest day of the year our team played extremely well and made it to the final where they narrowly missed out on winning first place by a mere half rounder!

The event raised £2,050 for the Maypole Project which is an Orpington based charity providing a lifeline of support for children with complex and life threatening illnesses.

calfordseaden has helped fundraise for this worthwhile charity across the years through their charity quiz nights, and was proud to get involved with the local community at the rounders match. Here's hoping we win next year!



## CALFORDSEADEN VOLUNTEERS RESTORE TOFFEE PARK

Guy Rapley, Alex Burton, Darren Thompson and Julian Rose spent a day volunteering in Islington, to bring life back to the old Toffee Park Youth Club.

The Toffee Park Youth Club had been the long term home to youth activities in the local area, but had closed its doors in 2014, due to disrepair. Islington Council has now brought new life to the former club and restored the old building, which opened as a nursery this summer.

Guy, Alex, Darren and Julian were in charge of restoring two of the rooms, which involved removing the remnants of sticky boarding from the walls and applying a fresh coat of paint across both rooms.

Well done and thank you Guy, Alex, Darren and Julian, for all your hard (and rather messy) work, and thank you to Islington Council for letting us get involved!

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