



CLERK OF WORKS

ABOUT US.

A leading multidisciplinary construction consultancy.

calfordseaden is a leading construction and property consultancy. Our comprehensive range of services cover chartered building and quantity surveying, project management, architecture, civil and structural engineering, mechanical and electrical engineering, sustainability and health and safety. Through our complementary and mutually supportive competencies, we provide our clients with a truly multi-disciplined service through our six offices.

Our Clerk of Works are all members of the Institute of Clerks of Works and Construction Inspectorate of Great Britain Inc. (ICWCI) and provide services tailored to suit the requirements of each client. Our professional approach and our involvement with the ICWCI brings considerable benefits to our projects and to our clients also.

calfordseaden has extensive experience in traditional construction, but is also a leading authority in the design and use of modern methods of construction, sustainable design and construction, renewable technologies and other important factors pertaining to construction and property development. calfordseaden was one of the first construction consultancies to sign-up to the 2012 construction commitments. Our experience and constantly evolving expertise means we anticipate the needs of our clients and provide them with the best and latest solutions and perspectives. We believe in providing value for money for our clients and pursue a flexible and innovative approach to the challenges we encounter on their behalf.



£115M Grahame Park, London

Client

Genesis Housing Association

Duration

2008-2020

Value

£115m

Services

Employer's Agent
Independent Certifier
Clerk of Works

Contract

Design & Build

Funding

GLA & HCA

Sustainability

Code Level 3 - 4

calfordseaden were initially appointed by the client in 2008 to undertake Clerk of Works responsibilities for Phase 1A and Phase 0-extension of Stage A, which delivered 319 new homes, including 134 affordable rent, 44 market sale and 5 shared ownership homes in six flatted blocks over 3-10 storey buildings, all of which were designed to be tenure blind. The development also included the construction of a new log cabin and adventure playground, known as the 'Green Tops Centre', to replace existing run down facilities.

Following successful completion of these works and high levels of client satisfaction, calfordseaden were further appointed as Employer's Agent and Clerk of Works for the remaining elements of Stage A (plot 3-9), to deliver an additional 295 mixed tenure homes, complete with various non-residential buildings including a Sainsbury's Supermarket. Within the remaining Stage A works, calfordseaden was responsible for procuring and overseeing a major infrastructure contract for the relocation of Lanacre Avenue and the provision of additional road networks in order to facilitate plot 5&6 and for the provision of serviced sites to plot 7&8. Plot 7&8 were successfully completed within tight timescales for the client's disposal to Barnet College and Barnet Council (council offices) respectively.

Although the completion of Phase 1B2, Lanacre Shift, experienced significant BT delays and disruption, calfordseaden worked closely with Countryside to establish a proposal for the re-sequencing of works and the addition of some enabling works for Barnet College in order to mitigate the impact of the delay and permit the College to complete its construction activities in such a way as to open the College within its tight time constraints. This was viewed as a significant achievement by all parties.

In 2013, there was a significant change in design philosophy, whereby the client was keen to move away from a high rise flatted development with communal gardens, in favour of larger low rise units with private gardens. calfordseaden were required to coordinate the design team to obtain a number of planning changes to reflect these requirements.

The contract for the adjusted Phase 1B3 delivering 152 homes was procured and contracted in 2015 with a completion date at the start of 2018. In September 2017, the construction of plots 5&6 (for 60 and 92 homes respectively) were completed between four and nine months early (over various partial possession dates) to a high standard with both Genesis and Countryside using the project set up, management and outturns as business-wide examples of best practice.

calfordseaden is currently coordinating the project team and Architects for the compilation of a planning application for the final plot within the original Stage A (plot 9). This is likely to include circa 40 residential units, a café and a further non-residential element. It is hoped that this shall be submitted for planning in January 2018.





£8.8M Southwark Town Hall, London

Client

Alumno Developments Limited

Duration

2015 - 2017

Value

£8.8M

Services

Clerk of Works

Provision of Clerk of Works services for the renovation of the existing Southwark Town Hall building converting the upper levels to student accommodation and retaining the lower levels for Public Gallery use.

The project also includes a new build extension to the rear incorporating a new theatre, studios, offices, WCs and breakout facilities for Theatre Peckham, with 5 floors of new student accommodation above. A total of 155 bed spaces have been provided.

The 2 buildings are linked via a relandscaped public garden available for use by the theatre, students, gallery and local estate.

The scheme provides light and spacious bedroom accommodation, as well as generous communal areas, a high-quality and practical student living environment while preserving the character of the Old Town Hall building and delivering major community benefits.

The refurbished performance space, box office, two new studios, new visitor facilities, offices and entrance foyer for use by Theatre Peckham, which offers affordable performing arts classes to three to 18-year-olds, to improve its facilities, will benefit the local community, and provide an economic boost to the area by growing the existing higher education hub. The new facilities will give much needed space to the theatre as well as enhance its presence within the existing community.

Artist’s studios have been provided on the ground and lower ground floor levels of the building for use by students and local artists. They feature plenty of natural light, easy access from the street, high ceilings and lots of floor space.

A café gallery on the ground floor level of the main Town Hall building has also been provided and will be run by local arts and community organisation for use by student residents and the passing public.





£35m Colville Estate, Phases 2A&2B, London

Client

London Borough of Hackney

Duration

2016-2018

Services

Employer's Agent
Quantity Surveyor
Clerk of Works
Principal Designer
M&E Consultancy

Contract

JCT D&B 2015

Sustainability

Code Level 4

The second phase of this major estate regeneration in Hoxton will provide 209 mixed tenure homes, retail space, community centre and energy centre, all of which will be contained within three buildings. The housing will provide a mix of 1-4 bedrooms available for social rent, intermediate rent and market sale. The development requires the decanting of existing residents living on the estate, who will have the option to return after construction has been completed. Colville residents agreed with the plans to regenerate the area and are at the heart of the regeneration process, meeting regularly with offices and councillors and being involved in high levels of community engagement.

In order to transform the street network, reconnecting the estate with the surrounding areas, new street connections with a defined public realm will be introduced in order to create a new neighbourhood.

Phase 2 is made up of Development Zones C1, C2, E and F.

Plot C contains 56 units over eight storeys, 5 townhouses and a six storey apartment building with the addition of retail space at ground floor.

Plot F provides 86 units in a series of stacked maisonettes with the benefit of an undercroft car park. Above the car park is a courtyard garden for shared use by the Plot F residents.

Plot E comprises of 67 residential units, community centre and CHP Energy Centre, which will provide energy for the entire Colville masterplan.

The Council retain the right to take back up to 5 units up to an agreed date of development works. The Council has agreed in principle that 12 car parking spaces located in the undercroft area of Development Zone F are available for private sale by the developer, with lease condition



£19.2M Prime Place, Cheshunt

Client

Prime Place

Duration

2015-2018

Value

£19.2m

Services

Employer's Agent
Cost Consultants
Quality Control
Clerk of Work
Principle Designer

Contract

JCT Design and Build

Prime Place, Cheshunt enjoys a semi-rural location next to the playing fields of Cheshunt School. It will offer 76 two, three and four-bedroom family houses, together with 12 two bedroom apartments for private sale, completed to a high specification. Each house has a rear garden and parking is provided for every home.

The project forms part of a larger scheme involving the redevelopment and refurbishment of Cheshunt School and a residential development on surplus land adjoining the school, with profits from the residential development are being used to contribute to the funding of the school improvements.

calfordseaden has been appointed by Prime Place for the provision of Employer's Agent, Cost Consultancy, Quality Control/COW and Principle Designer services for the scheme. Working in partnership with Prime Place Jarvis and the adjoining redevelopment of the School we have to date involved the demolition of part of the existing school building, which has including asbestos removal.

Challenges faced on the scheme have included working over an existing Thames Water High Pressure main and the necessary diversion of an existing Thames Water sewer.





£2.95M Dudley & Jean-Orr Court, Hampshire

Client

Vivid Homes

Duration

2017-2019

Value

£2.95m

Services

Employer's Agent
Clerk of Works
Cost Consultancy

Contract

JCT Design & Build 2011

Sustainability

Approved Document L

Dudley Court and Jean-Orr Court are identical flat developments on opposite sides of Award Road in Church Crookham, Fleet which formally offered older persons unassisted accommodation. The blocks were constructed circa 1980 and were generally considered to provide relatively cramped and unsuitable dwellings for our Clients residents.

Dudley Court was also situated at the termination of a culvert and due to this factor and low ground levels sloping down towards the building entrance, this resulted in annual multiple localised flooding events. Our client subsequently opted to instruct calfordseaden LLP to undertake a detailed cost estimate for the demolition and re-build of both blocks with a costed option to undertake a full refurbishment of Jean Orr Court, if funds did not allow for re-construction of both blocks.

It transpired that budget constraints necessitated a twin approach to the sites, with our Client instructing the complete re-build of Dudley Court, including significant groundworks to elevate the oversite to resolve the flooding issues, whilst retaining Jean Orr Court and undertaking a full strip out, upgrade and refurbishment, to rationalise and re-configure the internal layout and to bring the dwellings up to current standards.

calfordseaden LLP were appointed under our existing framework to provide Employers Agent, Clerk of Works and cost consultancy services, from inception and feasibility of the scheme through to completion.

Due to the parallel approach for both sites, Jean Orr Court required only a simple planning application for increase of parking spaces, which was approved promptly. The application for the demolition, re-design and re-construction of Dudley Court however required a detailed application which after going to committee, was approved after approximately 25 weeks. In anticipation of this situation, calfordseaden stipulated within the tender documentation that there was to be a phased site possession, with Jean –Orr Court commencing 17 weeks prior to Dudley Court. This mechanism, ensured the contractor issued split programmes for each site with their tender returns and prevented potential loss and expense claims for delayed possession of both sites. The phased possession also took account of the time required for our client to issue notices to its residents and to arrange de-canting to alternative accommodation.

The designs for both sites incorporated Air Source Heat Pump technology for the provision of both hot water and heating of the apartments and communal areas, which was considered by our Client to be a more sustainable heat source, as opposed to either traditional gas fed boilers or electric convector heaters which were present in the original blocks. This necessitated a further planning application for each site, for approval of the siting of the externally mounted units, though this was issued without incident.





£26.6M Bentham House, Woolwich

Client

Viridian Housing

Duration

2011 - 2015

Value

£26.6M

Services

EA/Cost Consultant
Quality Control/
Site Inspector

Contract

Development Agreement

Funding

GLA

Sustainability

BREEAM Very Good
Common Parts and
apartments to Code
Level 4

calfordseaden was appointed to provide EA/Cost Consultant and Quality Control/Site Inspector services for the delivery of the 165 apartments with extensive communal facilities to provide high quality senior living in an urban environment.

The common areas of the scheme include main reception foyers serving three stair cores leading to a mezzanine which houses the majority of the communal facilities including Health and Beauty Spa, hairdressers, fitness suite, gardening and hobbies room, bar and lounge, restaurant, library/internet and computer suite. A full fresh cook kitchen has been provided to serve a restaurant, mezzanine bar, conference suite and a 7th floor roof top bar. The conference suite includes a multipurpose room that can be used for film shows and multipurpose entertaining. There are also three guest suites which can be hired out.

All apartments have either a balcony or winter garden; they also have access to roof gardens.

The development was constructed over the Cross Rail Station Box at Woolwich/Royal Arsenal among a number of Grade 1 listed buildings. The roof of the Station Box forms the lowest level of the two tier underground car park which sits under and services Bentham House and five other residential tower blocks, all of which form the OSD or Over Station Development.

We were appointed by the client on an earlier Senior Living Development and so we were able to use feedback and knowledge gained to drive continuous improvement in the quality of the design and specification. Lessons learnt workshops were held to inform parties involved in the design and specification and what the market place expectations were in terms of the product.

We operated a detailed inspection and sign off procedure for the entire development, ensuring that completion was able to take place on a single day, as per the client's requirements. We then managed the post-handover fitting out and coordinated the client training, charring regular meeting to ensure that the process ran smoothly and any issues were addressed as soon as possible to avoid any potential delays.





£3.6M Cherwell House, Osney Lane, Oxford

Client

Cherwell College

Duration

2013-2014

Value

£3.6M

Services

Employer's Agent
Clerk of Works
CDM

Contract

JCT Design and Build
contract

Cherwell House forms part of the redevelopment of Oxford's West End and is one of the first completed projects. Once the masterplan has been realised, Oxford's West End is set to become a vibrant city quarter where shops, restaurants and offices will be located alongside homes, public squares and leisure facilities.

Cherwell House was commissioned by Cherwell College to accommodate students, who had previously been housed with private landlords.

The new accommodation address the need for more dedicated student housing in the local area providing 55 single en-suite units across two storeys. The new building also provides warden's accommodation, a kitchen, dining area, common room and laundry facilities with, cycle and bin storage facilities, landscaping and new access from Osney Lane.

The site, which is hemmed on all sides by residential properties and a railway line, proved challenging for construction. Deliveries of materials to site required careful planning by the construction team, who needed agreement from Network Rail.

A pre-fabricated timber frame closed panel system made from treated pine was used. On site, a brickwork and render finish was used. In the factory, cut outs were made to reflect the electrical layout defined during the design period. Bathroom pods were also used to help deliver high standards throughout the building. The building was erect and water tight within two weeks of the completion of the structure.

The pre-fabricated approach reduced the amount of waste produced, during the erection of the building resulting in only six eight yard skips of waste.





£2.3M Fawood Children's Centre, London

Client

Stonebridge Housing
Action Trust
London Borough of Brent
Child Services

Duration

February - September
2014

Services

Employer's Agent, Cost
Planner, Clerk of Works,
Planning Supervisor

Contract

JCT 1998 D&B

Funding

Sure Start
Big Lottery Fund
NOF
London Borough of Brent
Employer Stonebridge
HAT

This new nursery facility forms part of the major redevelopment of this urban area, known as Stonebridge Park. The completed nursery provides a single sheltered and secure area, with the roof covering extended to cover play-areas and circulation between these two spaces.

The completed nursery, designed by Alsop Architects integrates into the landscape design of the park and acts as a focal point in this open space. The external spaces have been designed as outdoor rooms to ensure that the site is usable all year round. The variety of colours, shapes and textures were chosen to create an attractive, stimulating learning environment.

The internal areas accommodate several different types of prefabricated structures under the single enclosure, modified to provide a diversity of secure and heated accommodation. The prefabricated structures comprise a traditional yurt (Mongolian tent), refurbished sea containers and a selection of portable structures. This combination of built and adapted internal environments permitted a rapid construction programme and provides flexibility to meet the demands of the daily activities of children attending the nursery.

calfordseaden was appointed to review the project direction as the project design was significantly over budget. We reviewed the work and designs undertaken to date and revised the constructor procurement strategy which was changed from a design led traditional procurement to a design and build, this provided an agreed maximum price from the successful Contractor, with an element of Risks/Savings share up to a capped figure.

The scheme was delivered £80k under budget through collaborative working with the client, contract and project team.





£55.5M Stonegrove Estate, Middlesex

Client

Family Mosaic

Duration

2006-2017

Value

£55.5m

Services

Client Representative
 Cost Advisor
 Employer’s Agent
 Site Inspector

Contract

Design & Build

Funding

Housing Corporation &
 GLA

Sustainability

Code Level 3

Stonegrove regeneration is a multi-phase project located in Edgware, Middlesex. The estate originally comprised of approximately 600 homes that were 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 put forward a regeneration proposal.

Our client, Family Mosaic, worked in partnership with Barnet council and Barratt London to deliver 498 new social housing homes of mixed tenure, including affordable rent, shared ownership and shared equity homes. In addition to this, 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 Employers Agent and Site Inspector on all phases.

Additionally we have also provided pre-contract advice and site inspector services on behalf of the Trust responsible for the management of the community centre.



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