



HEALTH & SAFETY RISK MANAGEMENT



calfordseaden

ABOUT US

calfordseaden is an award-winning 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-disciplinary service through our six offices.

The calfordseaden Health and Safety team offers a comprehensive range of 'compliance and risk management' consultancy services. Our extensive portfolio includes all forms of housing including social and private housing, commercial, industrial, health and education, community, retail, leisure and infrastructure. This breadth of experience enables us to provide proportionate and knowledgeable advice and solutions to ensure our clients remain compliant with legislation, whilst protecting their people, businesses and stakeholders.

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 and renewable technologies. 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 seek to provide value for money for our clients and pursue a flexible and innovative approach to the challenges we encounter on their behalf.



Architecture



BIM



Building
Surveying



Civil & Structural
Engineering



Clerk of Works



Employer's
Agent



Health & Safety
Risk Management



M&E Engineering



Project
Management



Quantity Surveying



Rights of Light
& Party Wall



Sustainability



United Arab Emirates (UAE) Embassy, London

Client

United Arab Emirates

Value

Confidential

Duration

2016-2017

Services

Project Management
Quantity Surveying
Party Wall Surveyor
Principal Designer

Contract

JCT Standard Form With
Quantities - amended

Funding

Private funding

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

The works comprised the full internal refurbishment of an unoccupied 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. Including all associated works, alterations and repairs necessary.

The project was procured using a JCT with quantities contract and a full bill of quantities in competition following a full cost planning and value engineering process.

Various challenges were overcome during the construction phase including the discovery of hidden defective structural members, collapsing heritage ceilings and cracking external balconies. However, due to the accurate allocation and management of early time and cost contingent allowances and the careful management of the process of remedial and repair works necessary the project was handed over within the Client's original approved development budget and within the Client's overall timeline requirements.

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



£173M Packington Estate, Islington

Client

Hyde Housing Group

Duration

2006-2019

Services

M&E
CDM Principal Designer
Building Surveyor
Employer's Agent
Clerk of Works
Project Coordinator
Cost Manager
Sustainability Project
Monitor
Project Manager

Contract

JCT Design & Build

Funding

Government Funding
Cross Subsidy

Sustainability

EcoHomes 'Excellent'
Code Level 4

A major inner city six phase regeneration scheme delivering exemplar affordable and for sale housing. The scheme replaces 540 existing affordable homes and the construction of 300 apartments for private sale, together with the landscaped squares, canal side park, workshops, commercial units, an energy centre and community facilities. Void upgrade works have also been undertaken to facilitate decanting.

We have been an integral part of the Client's team from the outset, facilitating the Architect selection process, playing a key role in preparing the bid to Islington Council and the residents to develop stock transfer proposals. Following selection we assisted in developing the stock transfer offer document and the consultation around the transfer ballot which led to an overwhelming vote of support in Autumn 2006. We were also part of the team that developed the requirements for and set up the Joint Vehicle structure between the Contractor and Client that has been used to take the development forward.

The subsequent six phase regeneration scheme provides 540 affordable homes to replace existing, 300 new private sale apartments, landscaped squares, a canal side park, workshops, commercial units and community facilities. The development includes green roofs and a community heating system linking to an Energy Centre run by an ESCo. Void upgrade works have also been undertaken to facilitate the decant process.

Affordable units address all Design & Quality Standards criteria including Secured by Design, Lifetime Homes, Building for Life and Habinteg Wheelchair Housing and achieve NHBC compliance. Phase 3 units have also been designed to London Housing Design Guide standards.

To obtain best value for our Client we successfully managed complex cost negotiations through targeted investigations focussed on eliminating significant risk items for a limited cost increase. Our scrutiny of the contract costs also included a review of the competitive tender process for all the main subcontract packages.

To 'add value', we worked with the Client to develop the specification for the outright sale units bearing in mind the possible need to adjust these to suit the market closer to point of sale launch and to closely monitor and control the cost effect of any changes.

Awards

- 'Most Innovative Affordable Housing Scheme': Housing Innovation Awards 2013
- Highly Commended: Housebuilder Awards 2012
- Best Regeneration Project: London Evening Standard Best New Homes Awards 2012
- Best Development Gold Award: What House? Awards 2012
- Development of the Year: Daily Telegraph British Homes Awards 2011





£54M St Marks Square, Bromley South, Kent

Client

Cathedral (Bromley) Ltd

Duration

2009-2014

Services

CDMC

Contract

Design and Build

Funding

Recycled Housing Grant
Private Equity

Sustainability

Code Level 4
BREEAM 'Excellent'

On this Public Private Partnership (PPP) regeneration scheme we worked for the preferred Development Partner to develop a site principally occupied by the existing Westmoreland Road car park, to provide a new leisure led mixed-use destination.

We worked with the Design Team, planning experts and other advisers to develop the scheme providing a new recreational space, quality public realm and 200 new homes. The challenge was to create a family friendly development, accessible by both pedestrians and vehicles on a constrained site.

The Design Team worked tirelessly to enable the scheme to develop in response to numerous consultations with public and statutory consultees and pre-application discussions whilst responding to the challenging Brief.

The London Borough of Bromley, in their capacity as Landowner, provided Landowner Consent in October 2011. In December 2011, a Planning Application was deposited with the Council encompassing the following elements:

- 9 screen multiplex cinema
- 9 restaurants
- 200 apartments in a mix of 1, 2 and 3 bedroom units
- 130 bedroom business hotel
- Large public plaza and landscaping
- 400 car parking spaces

The residential element has been being built to Code Level 4, with energy costs estimated at a reduction of 30 % through better insulation, good ventilation and the provision of an onsite combined heat and power system. The remaining building elements deliver an 'Excellent' BREEAM rating.





£3.5M Fashioning Poplar, London

Client

Niblock (Builders) Ltd

Value

£3.5M

Duration

2018 - 2019

Services

Architect
Principal Designer

Funding

GLA

Our Architects and Principle Designers are working with Niblock (Builders) Ltd on this £3.5m innovative project to build a Fashion Hub in Poplar.

Led by Poplar HARCA, in partnership with the Greater London Authority, the London College of Fashion: University of the Arts London and creative space enterprise The Trampery. The scheme will bring an authentic, accessible and ambitious industry to Tower Hamlets, reinvigorating the East End's historic relationship with fashion and the wider creative industries.

The proposed scheme will turn single storey garage blocks into individual workspaces, a number of communal facilities including a double height café space, exhibition, meeting and training rooms. Improvements to existing open space on the site will encourage and support a community garden and improved public realm.

The project uses the existing concrete structure of the garages where possible and additional steel and CLT for the upper storey.

Features include spaces for Garment manufacturing, training, fashion technology, incubator, affordable studio space and commercial workspaces.

The project aims to provide:

- Spaces which encourage and facilitate integration and collaboration between users, and between building users and the public and local residents.
- A Beacon Project; A positive new place that will provide local jobs, skills training and business opportunities





£17M Futures Community College

Client

Prospects Learning
Foundation

Duration

2008-2011

Services

Project Manager
Cost Consultant
CDMC

Contract

JCT D&B 2005

Funding

Local Authority
Local Government
DfES

calfordseaden was commissioned on this new build cutting edge upper college providing work based learning opportunities as well as traditional academic general teaching spaces for those aged between 14 to 19. The floor area is approximately 7,000 sqm, consisting of a steel framed structure with a mixture of cladding styles, high quality finishes.

The college building is set in extensive landscaped grounds incorporating newly laid grass and synthetic sports pitches. calfordseaden was required to reconcile two quite different educational visions, one emanating from a conventional secondary school and the other from an independent vocational training provider. We helped the design team to interpret these visions to create a unique nationally recognised bespoke training facility providing both academic and vocational training opportunities.

The vocational learning spaces include a construction workshop offering training in bricklaying, painting and decorating, engineering, joinery and carpentry, as well as hair and beauty studios and state of the art science laboratories.

Despite main contractor insolvency issues, we ensured that the project was strictly managed resulting in the building contract being delivered on time, within budget and to the desired design standards.

The development also considers the importance of renewable energy with the inclusion high quality finished thought and Ground Source Heat Pumps which supply the building with over half its energy needs.

The scheme attracted the media's attention when Ed Miliband and Ed Balls visited the campus to meet with students and local businesses to launch Labour's five point plan for jobs.





£4.5M Friar Gate Square, Agard Street, Derby

Client

Lowbridge
Derby City Council

Duration

2012-2013

Services

Employer's Agent
CDM
Quantity Surveyor

Contract

JCT D&B

Funding

Local Government

Sustainability

BREEAM 'Excellent'

We worked alongside Derby City Council to develop new office accommodation on a brownfield site situated within the Friars Gate conservation area. After receiving planning permission for the office along with, listed building and conservation consent to partially demolish an existing listed wall and a number of other buildings in November 2011, works were able to commence on site in February 2012.

calfordseaden developed a full set of employers requirements and specification to ensure the high quality vision of the client was captured. The contract was completed on time despite the challenge of commissioning an archaeological impact assessment and maintaining an archaeological watching brief during piling works.

The building, one of only five new office buildings outside of London represents a brave decision taken by Lowbridge and Derby City Council in these continuing tough market conditions. Constructed over six floors, the building provides a total of 3,000m² of Grade A office accommodation, offering flexible open plan air conditioned floors with bright open floor plates and high ceilings. Built to a BREEAM Excellent standard with solar PVs fitted to the roof, parking on site, along with cycle storage associated showers and changing facilities.

Internally, the reception area is finished with large limestone floor tiles and LED lighting recessed into the floor.

Dedicated WCs are provided on each floor. Joinery throughout is of high quality American White Oak with staircases being provided in brushed stainless steel with glass infills.

The stunning exterior is copper cladding wrapping, the glazing is a combination of clear opaque and coloured glass and lookalike panels with solar shading in a natural anodised finish.





£110M Bermondsey Spa, London

Client

Hyde Group

Duration

2009-2015

Services

Employer’s Agent
 Project Programmer
 Cost Advisor
 Site Inspector
 Health & Safety Rep
 Technical Design
 Appraiser
 CDMC

Contract

JCT 98 and JCT 05 Design & Build Contracts

Funding

HCA, Cross Subsidy from Sales, Retail & Healthcare

Sustainability

Code Level 3 & 4

This major scheme regenerates a prominent brownfield area that runs alongside a main rail link into London from the South coast.

The phased redevelopment provided a total of 634 new mixed tenure homes, including for sale, shared ownership, and rental units, together with a new primary care health centre, a supermarket and other retail outlets, youth facilities, leisure facilities, council offices, landscaped open spaces, a car club and secure bicycle spaces. The development has a basement car park serving the ground floor supermarket and residential units. The buildings were constructed in reinforced concrete and steel frame.

The completed Phases 1 and 2 delivered 320 new flats and maisonettes for general needs rent, shared ownership, private for sale and the elderly as well as the new health centre and offices. The buildings were constructed in reinforced concrete and steel frame.

The Bermondsey Spa Regeneration has achieved numerous prestigious awards including:

- RTPI Awards 2011, Sustainable Communities: Commended
- London Planning Awards 2010, Best New Place to Live: Winner
- Housebuilder Awards 2010, Best Regeneration Project: Winner
- Evening Standard New Homes Award 2010, Best Regeneration Project: Winner
- HCA Award 2010, Quality of Place Category: Highly Commended
- Housing Design Awards 2010: Completed: Shortlisted
- British Homes Award 2010, Regeneration: Shortlisted
- RTPI Awards 2010, City & Metropolitan Areas: Shortlisted
- RICS Awards 2010, Regeneration: Shortlisted
- British Homes Awards 2010, Regeneration: Shortlisted
- Housing Design Awards 2007: Project: Shortlisted
- HomeBuilder Awards 2005: AJ Best Portfolio
- Housing Design Awards 2005, Project: Winner
- Building for Life Gold Award





£5.3M Colby Lodge, Walthamstow

Client

Walthamstow &
Chingford Almshouse
Charity

Value

£5.3M

Duration

2016-2018

Services

Employer's Agent
Project Management
Principal Designer
Clerk of Works

Funding

Private with partial
funding from the Local
Authority

Contract

Design & Build

The Drive comprised the design and construction of a modern development of 21 flats providing extra care independent living for the elderly including two accessible flats and communal facilities comprising a communal kitchen, lounge, therapy room, laundrette and gardens for a charity client.

calfordseaden was commissioned from inception to provide project management and quantity surveying services including high level cost advice, feasibility studies and orchestrating a design competition to select a suitable architect for the scheme. We then went on to procure specialist consultants, on behalf of the client, to produce detailed designs and performance specifications to tender under a Design and Build Contract.

After an in-depth tender analysis, which involved chairing tender interviews, a contractor was recommended by calfordseaden and subsequently appointed to further progress the design and enabling works under a pre-construction Services Agreement. During this period we held detailed design reviews and negotiations with the contractor to agree what ended up being a highly competitive final build cost, thus enabling execution of the final Design and Build Contract.

Upon execution of the Contract we were appointed to deliver the scheme as an Employer's Agent, Clerk of Works and Principal Designer.

We attended meetings with the client and Local Authority Employment Officer to discuss all local labour initiatives to ensure the obligations within the S106 were complied with. Close cost control and monitoring of client changes throughout the project enabled us to promptly conclude the final account with the contractor. This made it possible for the client to apply for additional funding based on the final build costs.

We incorporated sustainable technology such as photovoltaic panels and MVHR whilst utilising a steel framing system. The completed building is incredibly attractive and is being seen as a landmark building in the area.





£18M Kingsgate Primary School, London

Client

London Borough of Camden

Duration

2015-2017

Services

Principal Designer

Contract

Design and Build

Funding

Community Investment Programme

Sustainability

BREEAM Excellent

Awards

RIBA London Award 2018
RIBA National Award 2018
BREEAM Design Award 2018 (Shortlisted)

calfordseaden acted as Principal Designer in transforming Kingsgate Primary School into an inspiring, two-storey new build for children to learn and develop.

There was a strong focus on using sustainable technologies throughout the design. In addition to a green roof, PV cells and acoustic vents, the school also comprises of two Cross Laminated Timber buildings connected with a covered walkway.

Due to the site sitting next to an existing railway, careful attention has been made to the acoustic treatment of all aspects of the school such as the services design. No operable windows or ventilation openings can face the railway, meaning all classrooms are provided with mechanical ventilation throughout the year with heat recovery and fans. In the summer, they can open up the façades facing the playground via acoustic vents to allow the supply fans to be disabled and save energy.

The location of the school also influenced design features such as the school hall, a double-pitched roof paying homage to the industrial railway sheds that existed on the site previously.

Space has been maximised throughout the buildings through a combination of generous, north clerestory windows and various breakout spaces. Externally, the area has also been exploited to sit along the border of a ball games area, running track, natural play area, science garden and quiet seating area.

The design features utilised by calfordseaden propose an open and stimulating design, allowing Kingsgate Primary School to offer its pupils a motivating environment to start their journey in education.



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